HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: April 2016

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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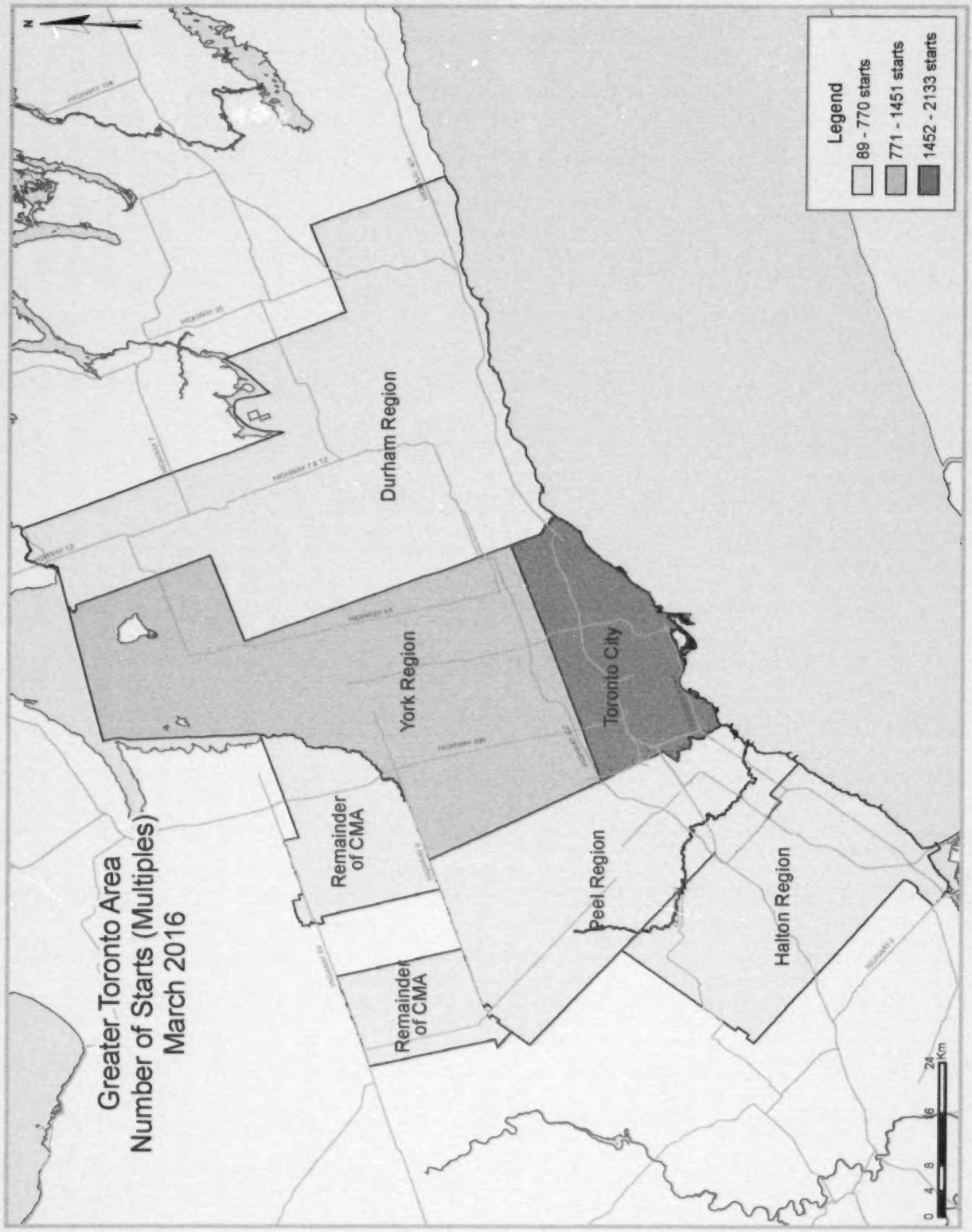
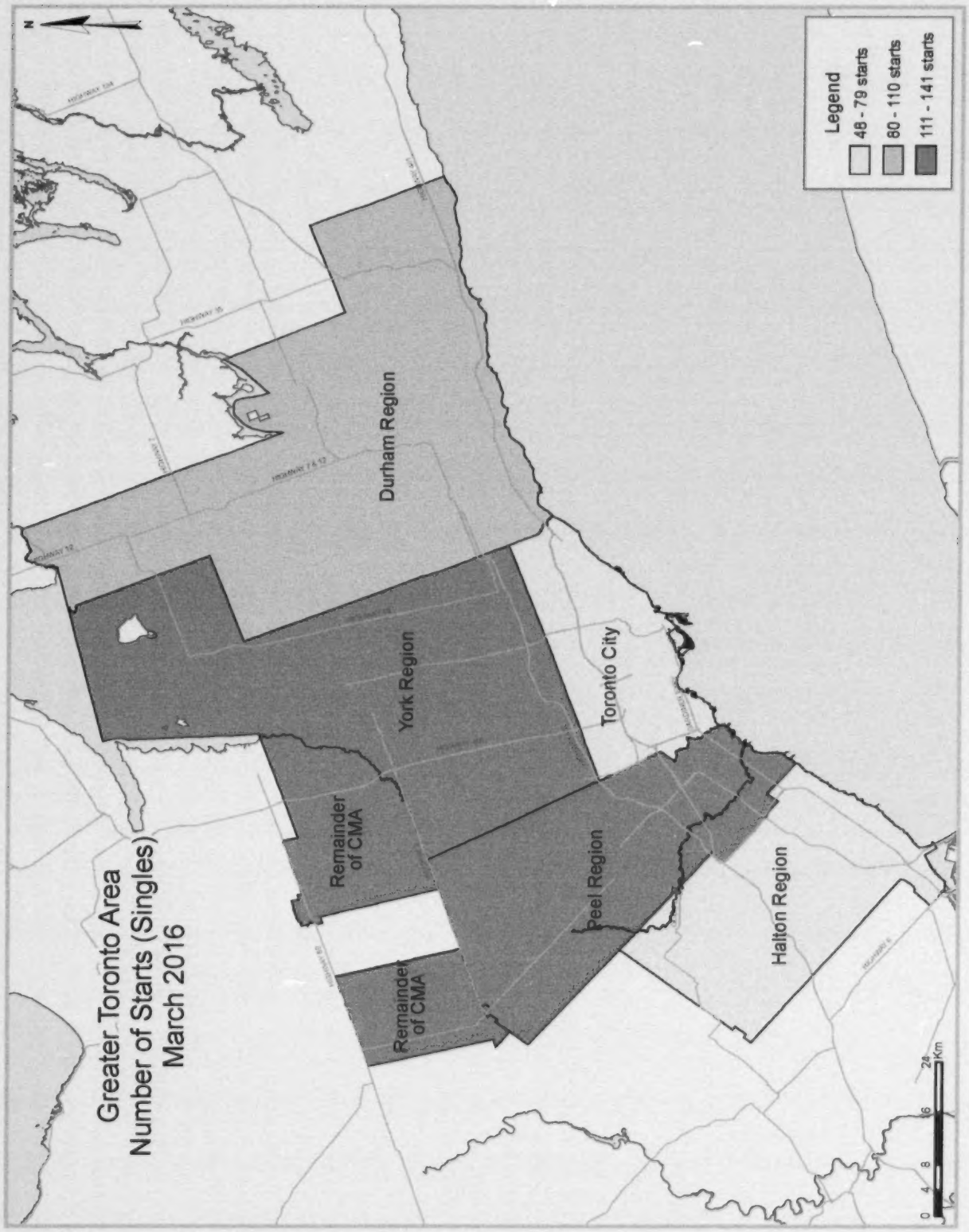
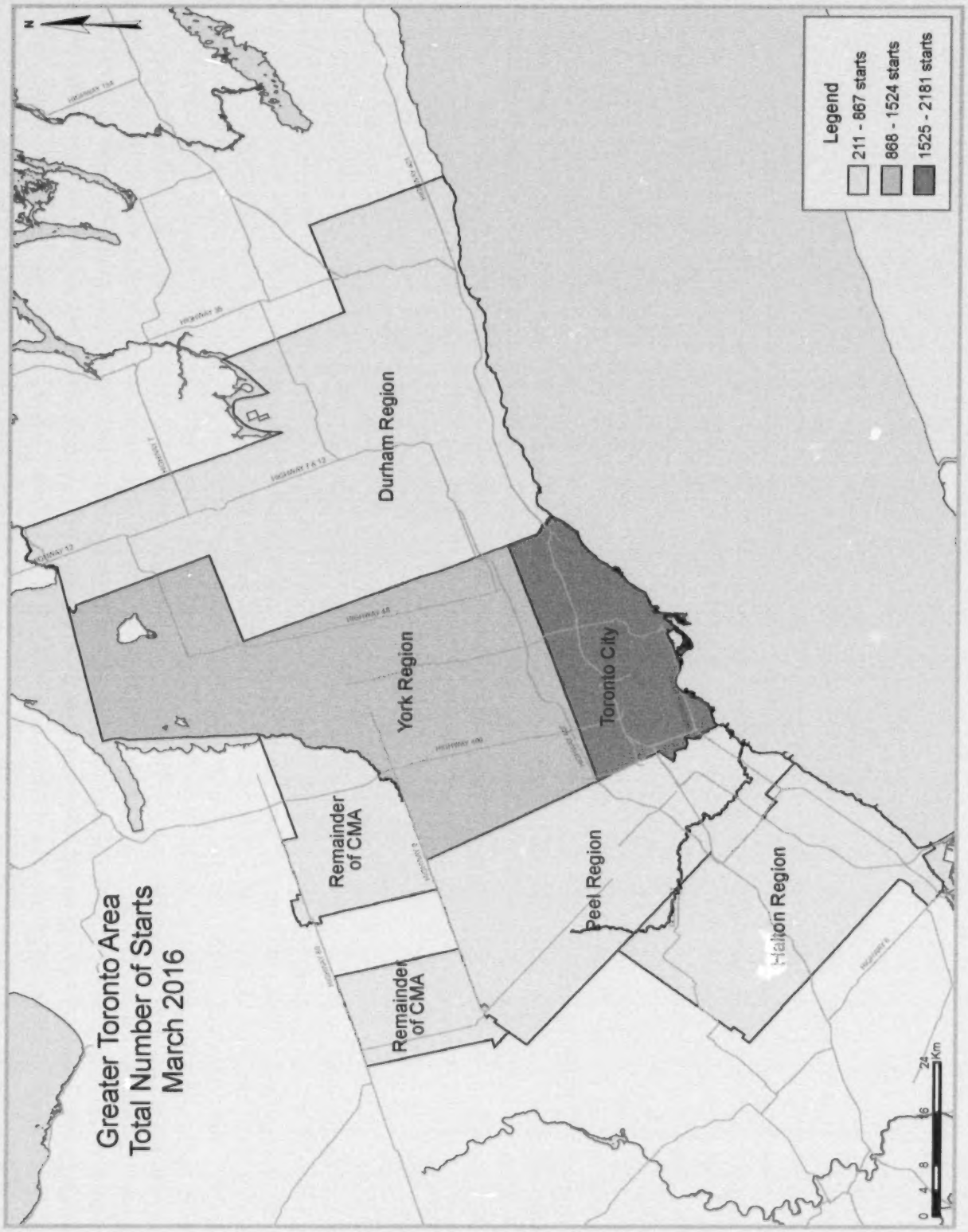
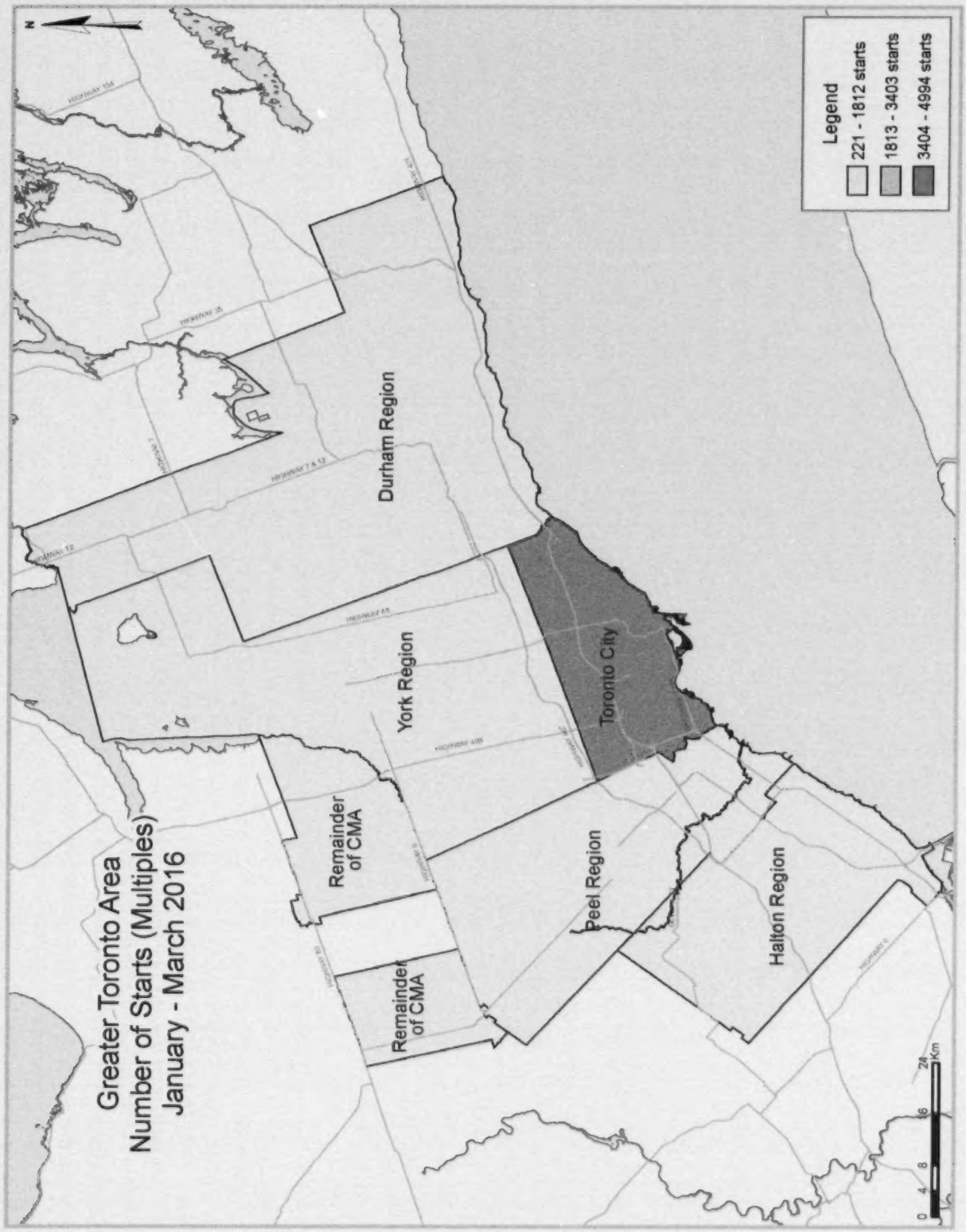
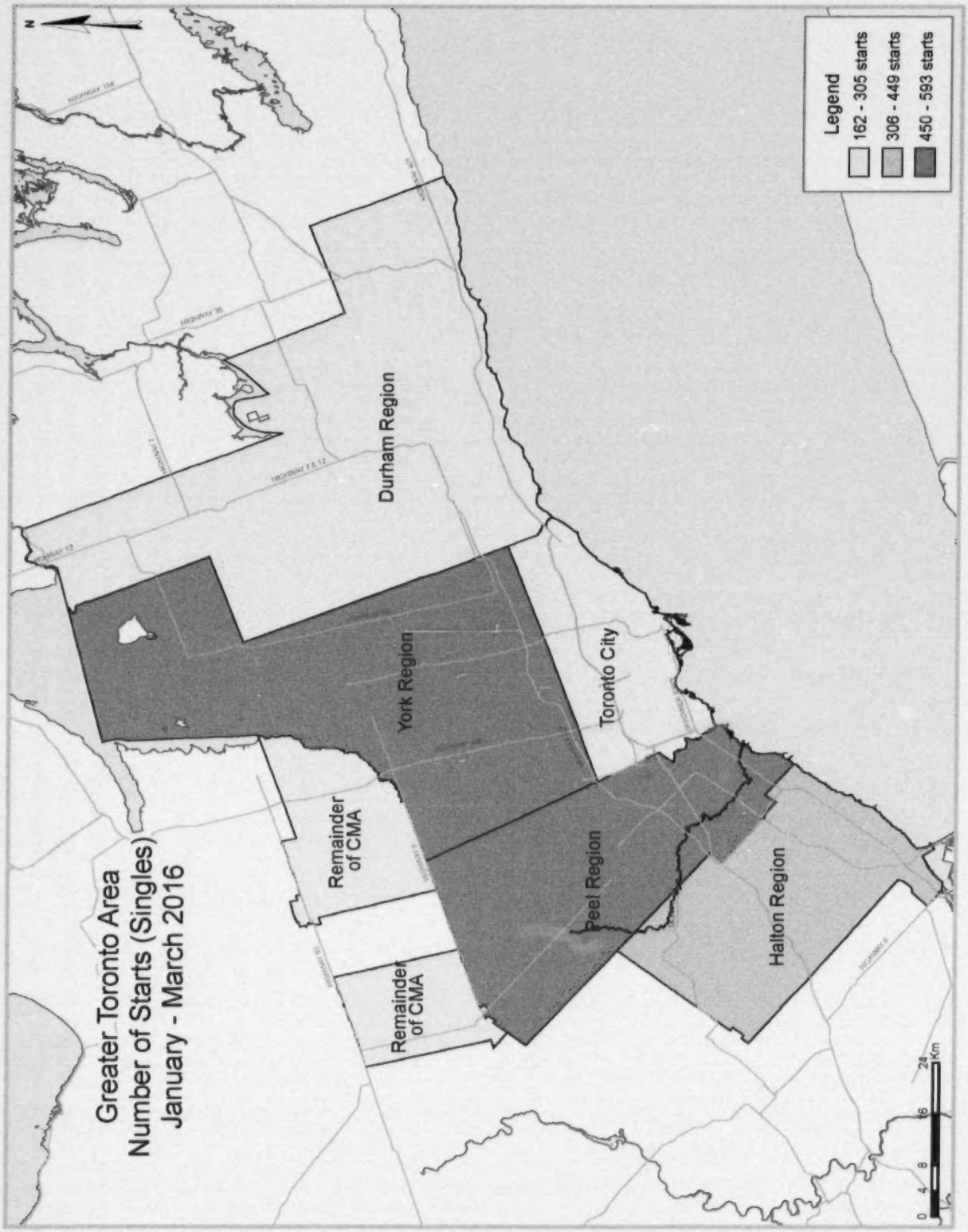
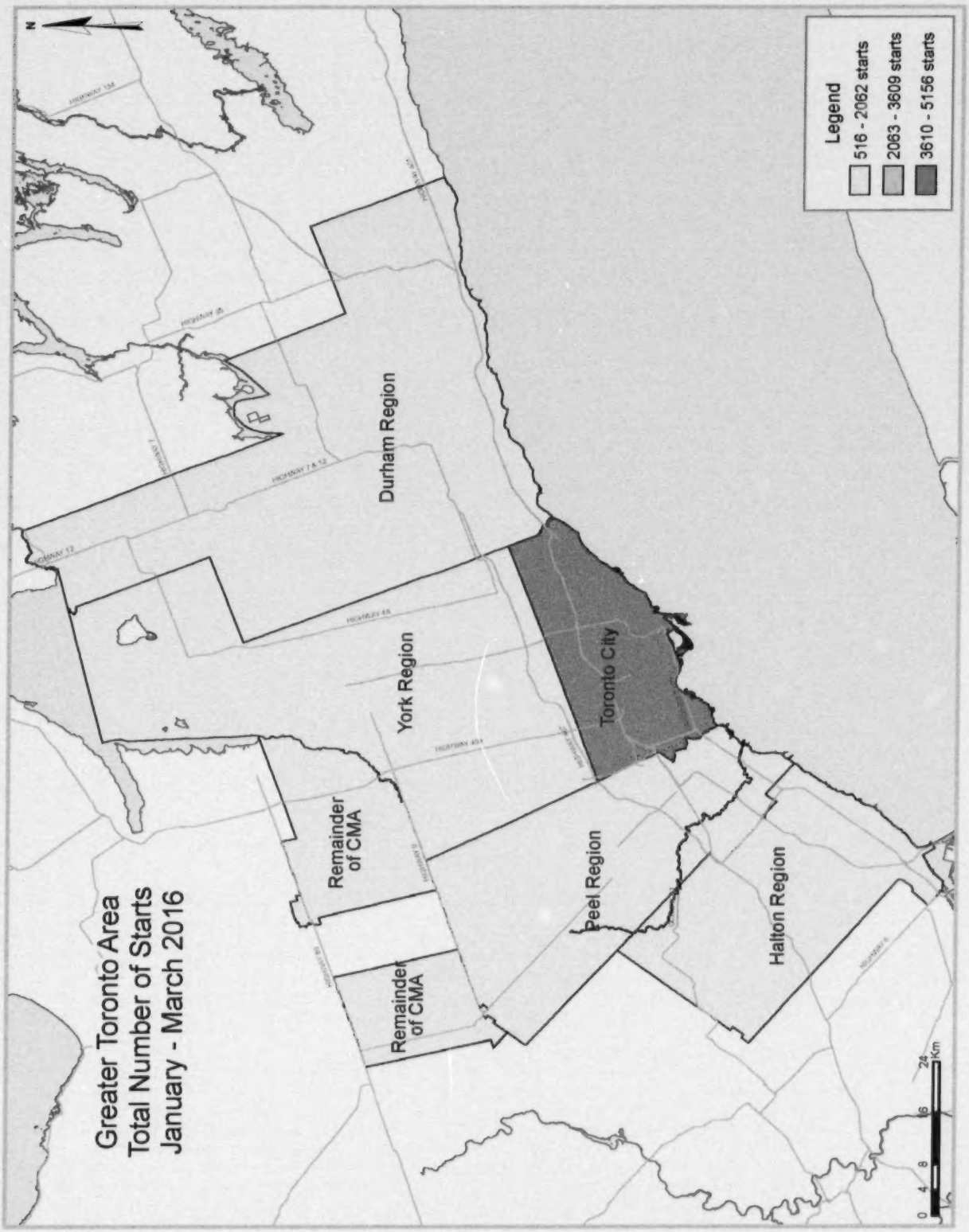

Greater Toronto Area
Number of Starts (Multiples)
March 2016
Legend
89 - 770 starts
771 - 1451 starts
1452 - 2133 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

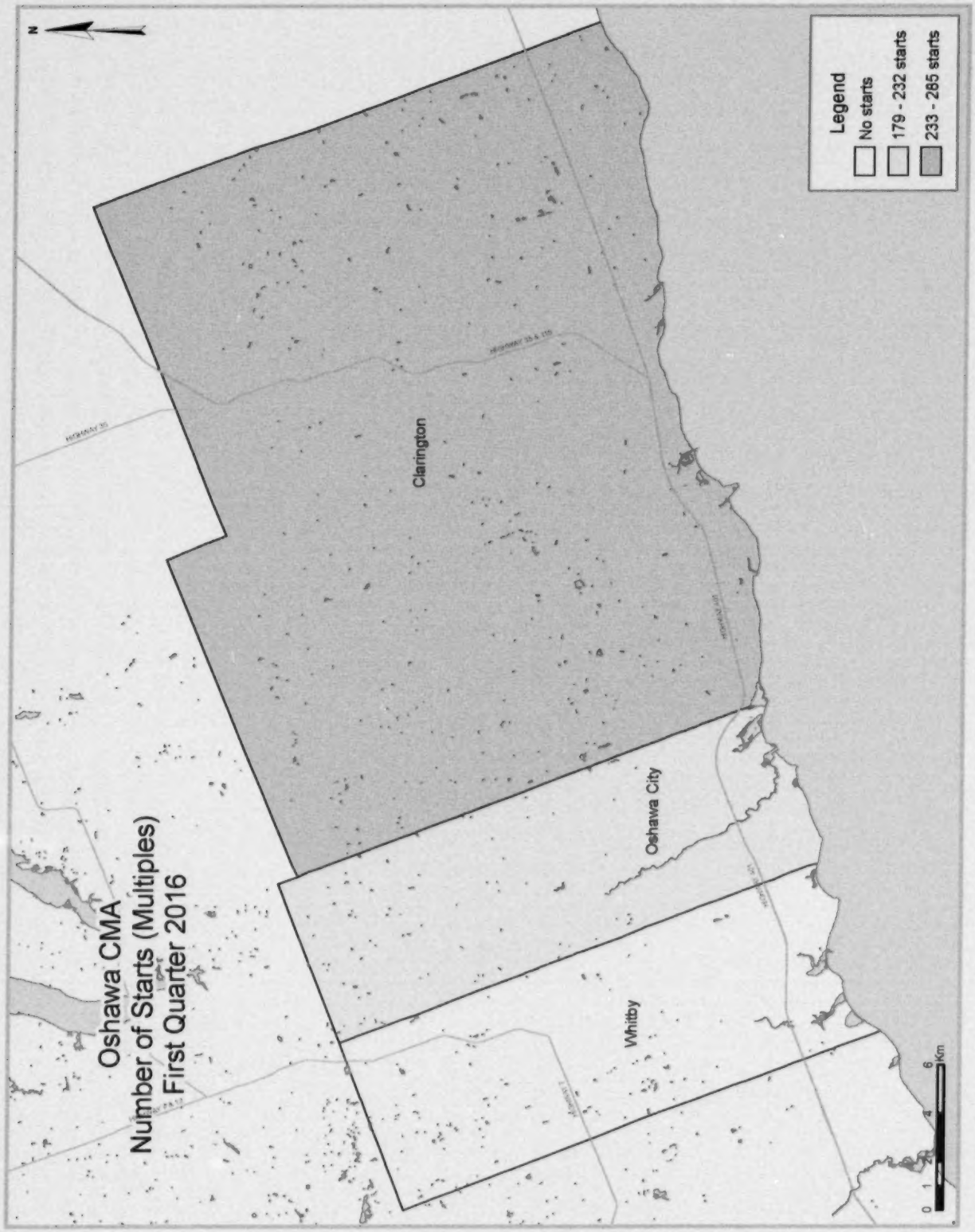

Greater Toronto Area
Number of Starts (Singles)
March 2016
Legend
48 - 79 starts
80 - 110 starts
111 - 141 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

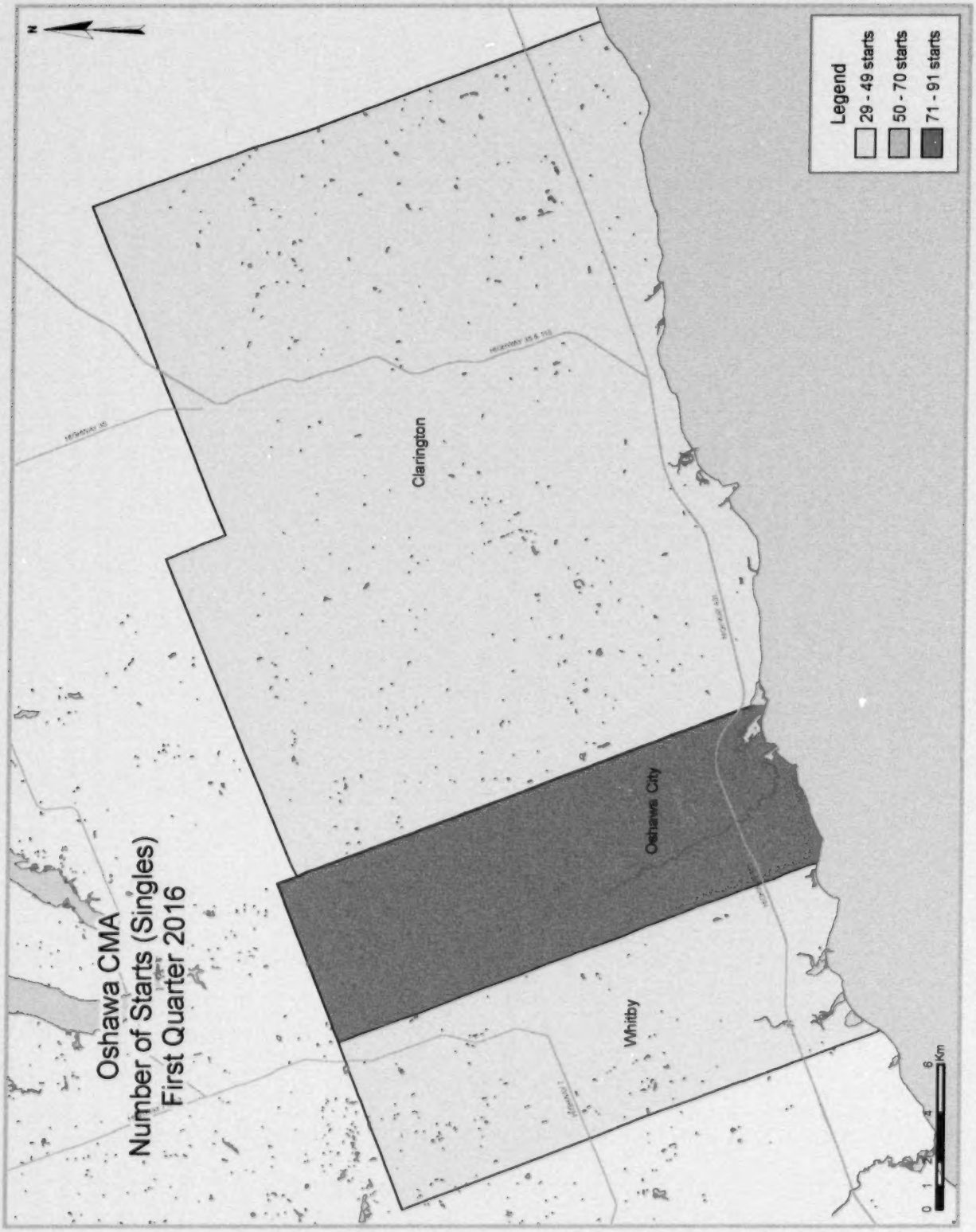

Greater Toronto Area
Total Number of Starts
March 2016
Legend
211 - 867 starts
868 - 1524 starts
1525 - 2181 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

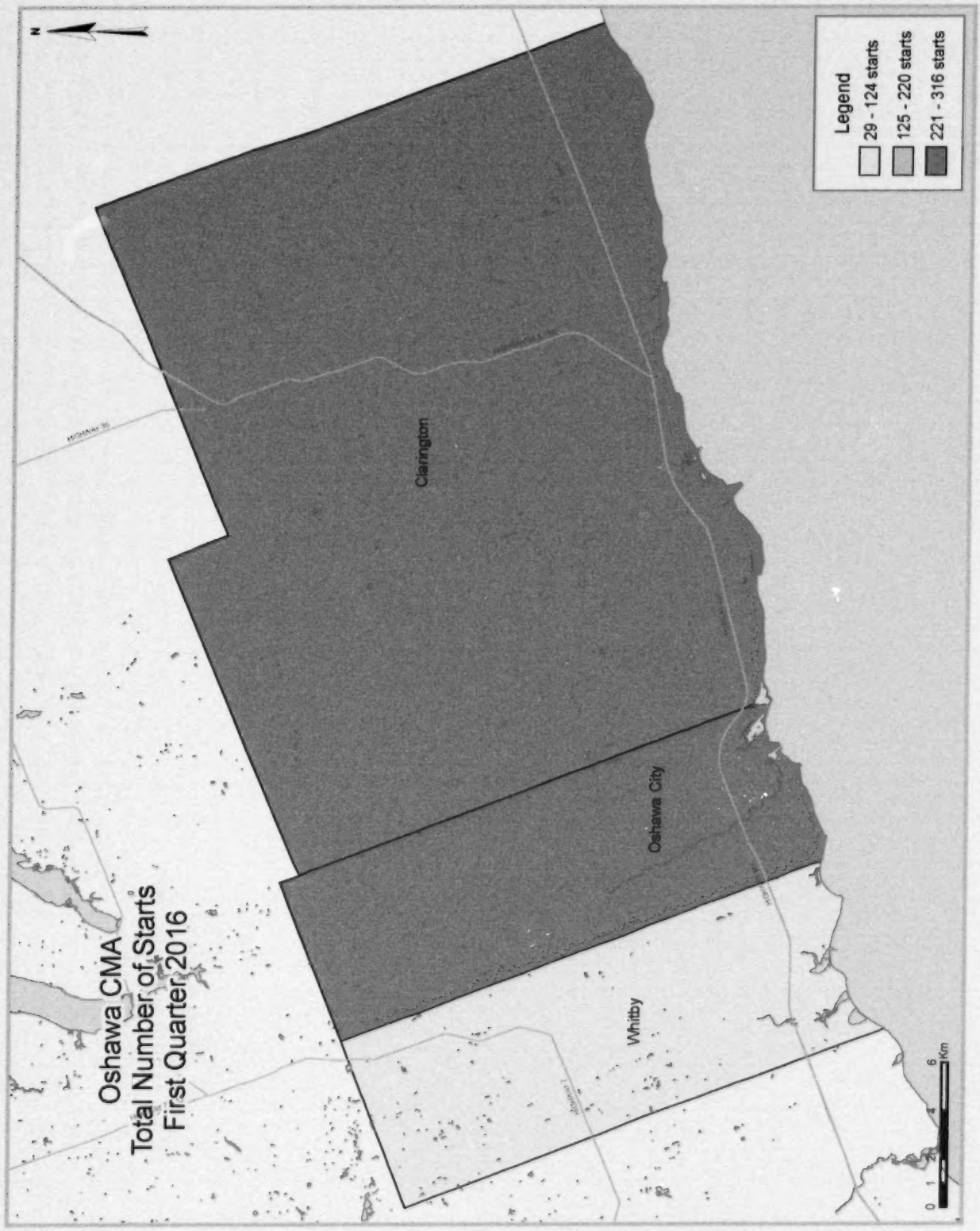

Greater Toronto Area
Number of Starts (Multiples)
January - March 2016
Legend
221 - 1812 starts
1813 - 3403 starts
3404 - 4994 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

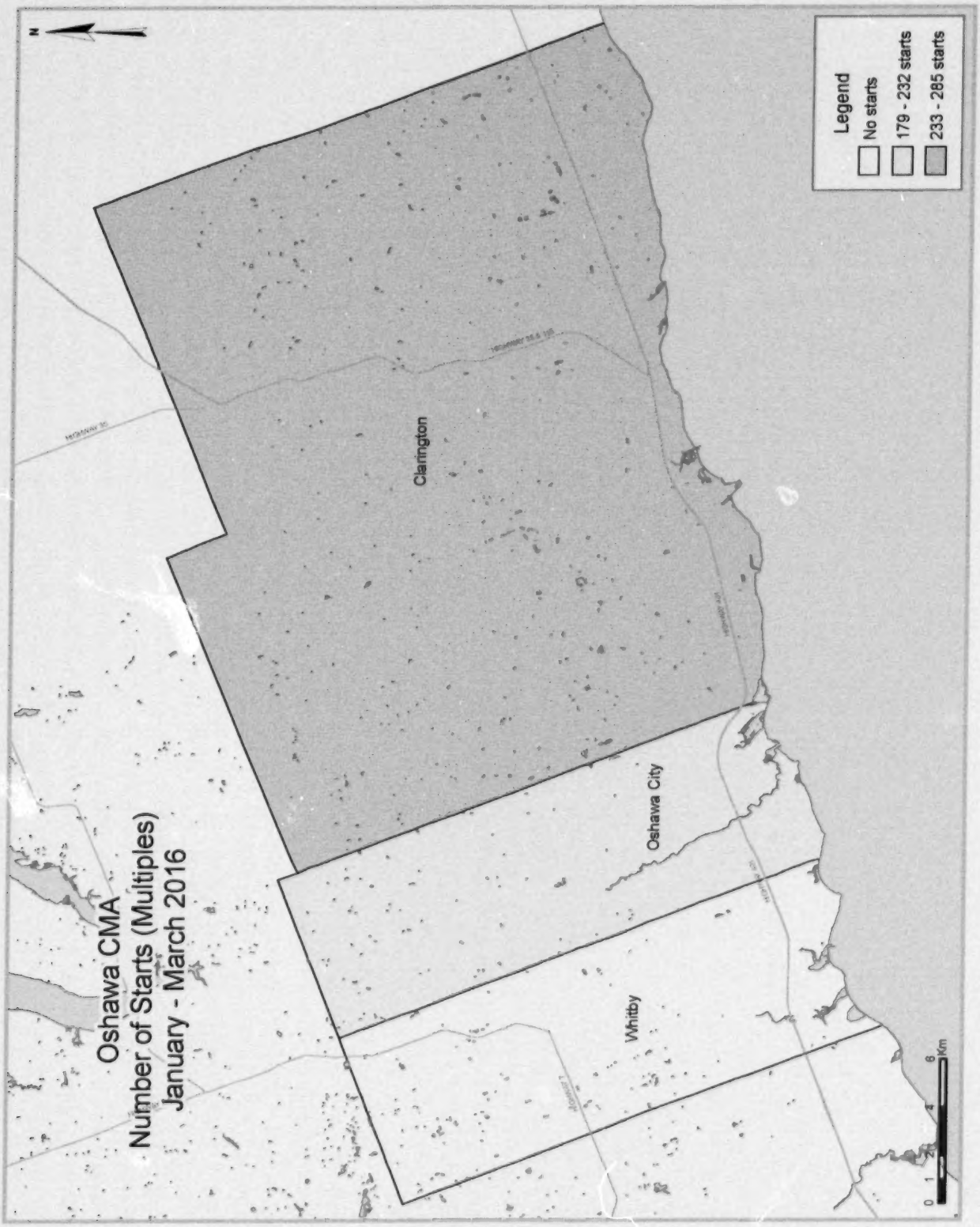

Greater Toronto Area
Number of Starts (Singles)
January - March 2016
Legend
162 - 305 starts
306 - 449 starts
450 - 593 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

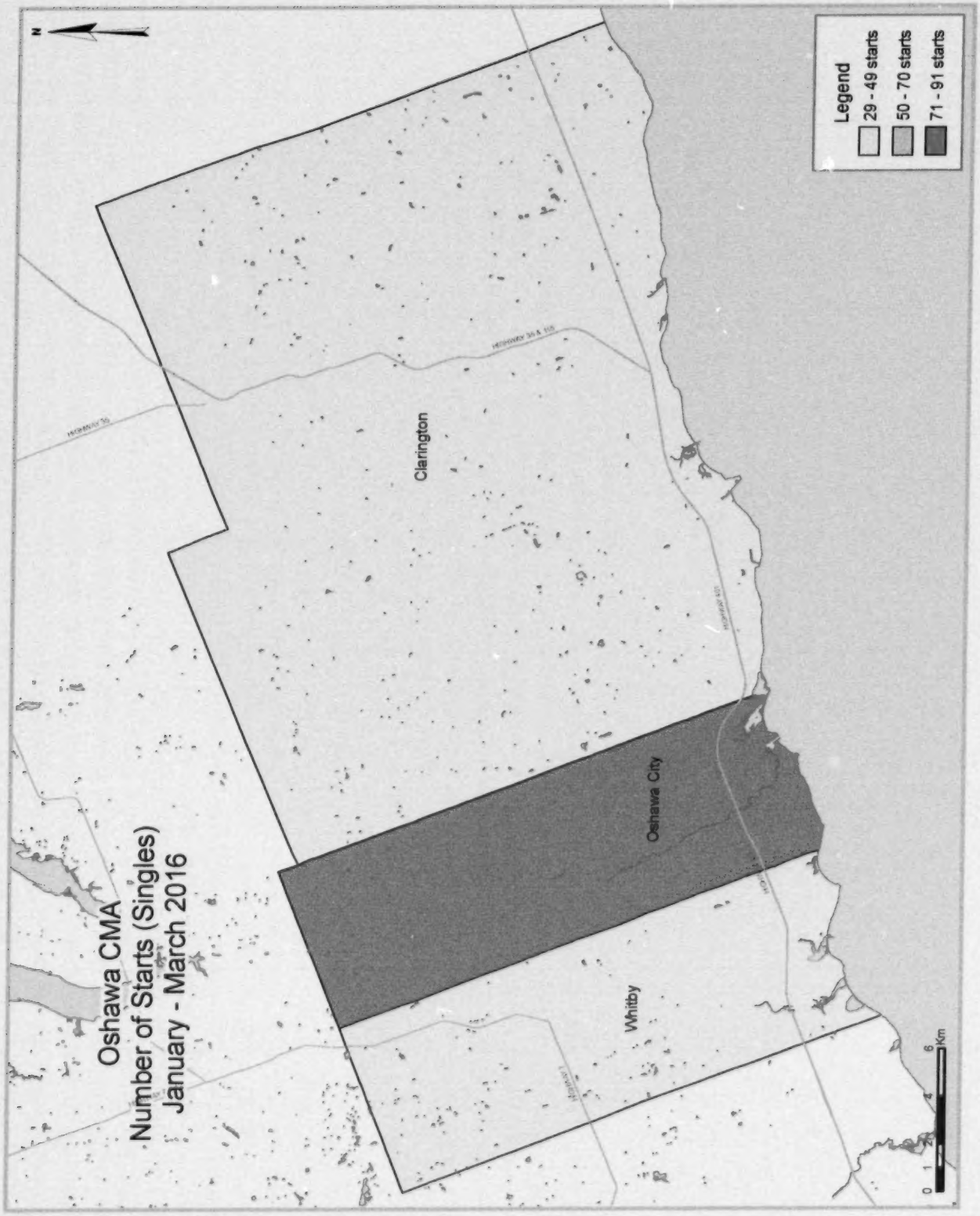

Greater Toronto Area
Total Number of Starts
January - March 2016
Legend
516 - 2062 starts
2063 - 3609 starts
3610 - 5156 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

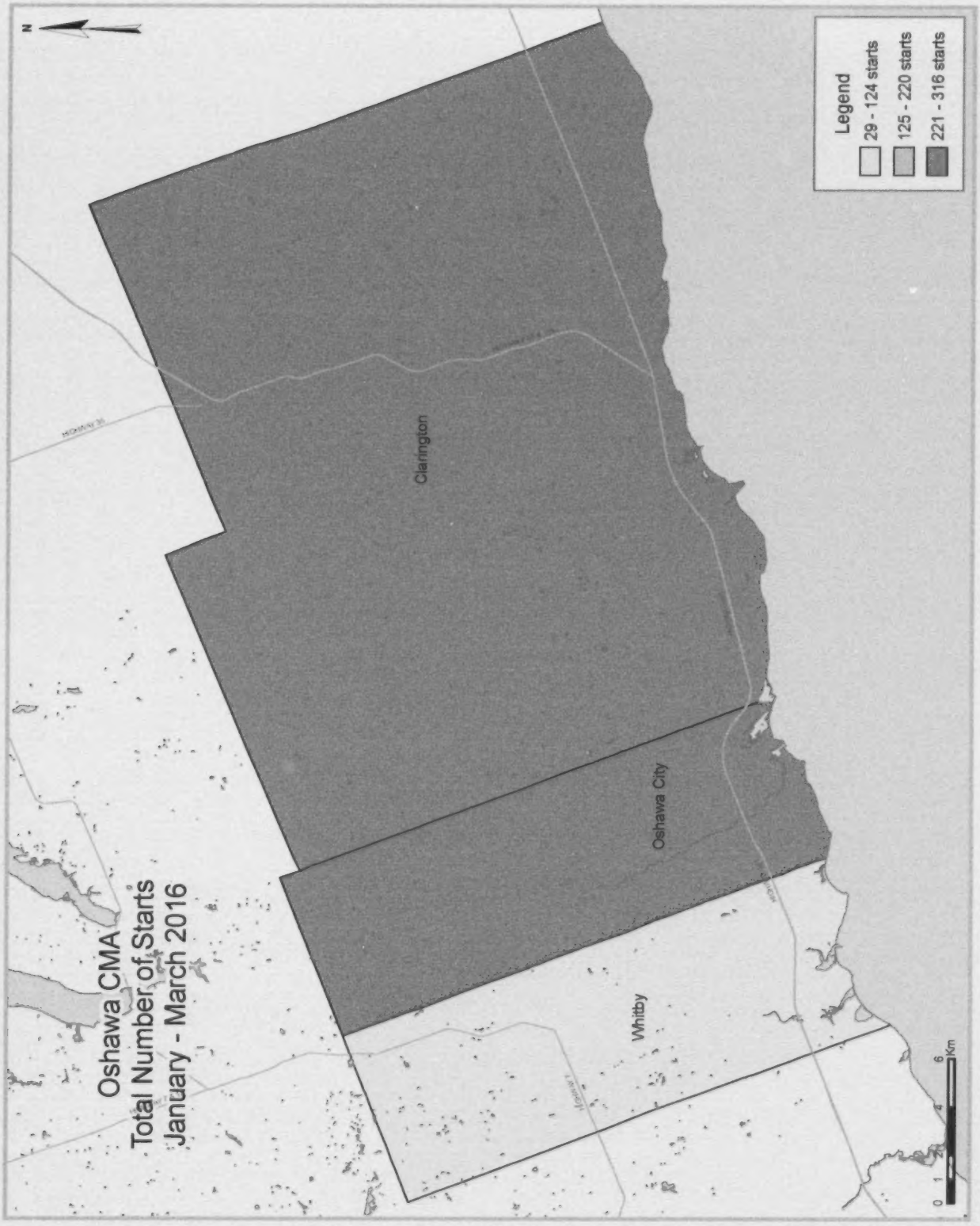

Oshawa CMA
Number of Starts (Multiples)
First Quarter 2016
Legend
No starts
179 - 232 starts
233 - 285 starts
Clarington
Oshawa City
Whitby
N
0
1
4
6
Km


Oshawa CMA
Number of Starts (Singles)
First Quarter 2016
Legend
29 - 49 starts
50 - 70 starts
71 - 91 starts
Clarington
Oshawa City
Whitby
N
0
2
4
8
Km


Oshawa CMA
Total Number of Starts
First Quarter 2016
Legend
29 - 124 starts
125 - 220 starts
221 - 316 starts
Clarington
Oshawa City
Whitby
N
0 1 2 4 6 Km


Oshawa CMA
Number of Starts (Multiples)
January - March 2016
Legend
No starts
179 - 232 starts
233 - 285 starts
Clarington
Oshawa City
Whitby
N
0
2
4
8
Km


Oshawa CMA
Number of Starts (Singles)
January - March 2016
Legend
29 - 49 starts
50 - 70 starts
71 - 91 starts
Clarington
Oshawa City
Whitby
N
0 1 2 4 6 Km


Oshawa CMA
Total Number of Starts
January - March 2016
Legend
29 - 124 starts
125 - 220 starts
221 - 316 starts
Clarington
Oshawa City
Whitby
N
0 1 2 4 6 Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) March 2016		
Toronto CMA[1]	February 2016	March 2016
Trend[2]	42,252	41,916
SAAR	46,974	55,988
	March 2015	March 2016
Actual		
March - Single-Detached	370	551
March - Multiples	3,235	3,616
March - Total	3,605	4,167
January to March - Single-Detached	1,168	1,925
January to March - Multiples	7,068	7,487
January to March - Total	8,236	9,412

Table 1b: Housing Starts (SAAR and Trend) March 2016		
Oshawa CMA[1]	February 2016	March 2016
Trend[2]	2,618	2,856
SAAR	1,292	3,034
	March 2015	March 2016
Actual		
March - Single-Detached	15	63
March - Multiples	27	183
March - Total	42	246
January to March - Single-Detached	68	151
January to March - Multiples	379	464
January to March - Total	447	615

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2016	548	30	582	3	95	2,602	0	307	4,167
March 2015	370	74	228	0	11	2,898	0	24	3,605
% Change	48.1	-59.5	155.3	n/a	**	-10.2	n/a	**	15.6
Year-to-date 2016	1,911	122	1,032	14	109	5,317	0	907	9,412
Year-to-date 2015	1,168	180	532	0	125	5,846	5	380	8,236
% Change	63.6	-32.2	94.0	n/a	-12.8	-9.0	-100.0	138.7	14.3
UNDER CONSTRUCTION									
March 2016	8,929	998	4,232	45	1,202	43,860	74	5,362	64,702
March 2015	6,017	1,006	2,387	13	941	42,351	13	2,953	55,681
% Change	48.4	-0.8	77.3	**	27.7	3.6	**	81.6	16.2
COMPLETIONS									
March 2016	820	90	288	5	95	1,609	0	247	3,154
March 2015	632	94	315	0	6	3,240	0	10	4,297
% Change	29.7	-4.3	-8.6	n/a	**	-50.3	n/a	**	-26.6
Year-to-date 2016	2,468	290	1,061	8	322	4,739	0	717	9,605
Year-to-date 2015	2,318	420	959	5	121	17,166	2	729	21,720
% Change	6.5	-31.0	10.6	60.0	166.1	-72.4	-100.0	-1.6	-55.8
COMPLETED & NOT ABSORBED									
March 2016	260	25	62	1	21	1,373	n/a	n/a	1,742
March 2015	212	20	97	2	46	1,871	n/a	n/a	2,248
% Change	22.6	25.0	-36.1	-50.0	-54.3	-26.6	n/a	n/a	-22.5
ABSORBED									
March 2016	836	84	288	5	99	1,755	n/a	n/a	3,067
March 2015	642	99	314	0	8	3,127	n/a	n/a	4,190
% Change	30.2	-15.2	-8.3	n/a	**	-43.9	n/a	n/a	-26.8
Year-to-date 2016	2,490	283	1,061	7	326	5,332	n/a	n/a	9,499
Year-to-date 2015	2,322	427	937	3	103	16,212	n/a	n/a	20,004
% Change	7.2	-33.7	13.2	133.3	**	-67.1	n/a	n/a	-52.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2016	63	0	40	0	0	0	0	143	246
March 2015	15	0	0	0	27	0	0	0	42
% Change	**	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	**
Year-to-date 2016	151	0	95	0	0	130	2	237	615
Year-to-date 2015	68	0	13	0	46	0	0	320	447
% Change	122.1	n/a	**	n/a	-100.0	n/a	n/a	-25.9	37.6
UNDER CONSTRUCTION									
March 2016	837	14	242	0	72	262	0	892	2,319
March 2015	500	2	111	0	142	0	4	500	1,259
% Change	67.4	**	118.0	n/a	-49.3	n/a	-100.0	78.4	84.2
COMPLETIONS									
March 2016	61	2	106	0	76	0	0	122	367
March 2015	46	0	17	0	0	0	0	0	63
% Change	32.6	n/a	**	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2016	305	6	144	0	94	0	0	124	673
Year-to-date 2015	220	0	46	0	0	0	0	72	338
% Change	38.6	n/a	**	n/a	n/a	n/a	n/a	72.2	99.1
COMPLETED & NOT ABSORBED									
March 2016	26	2	0	0	0	0	n/a	n/a	28
March 2015	27	0	0	0	0	0	n/a	n/a	27
% Change	-3.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3.7
ABSORBED									
March 2016	61	2	106	0	76	0	n/a	n/a	245
March 2015	46	0	17	0	0	0	n/a	n/a	63
% Change	32.6	n/a	**	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2016	307	4	144	0	94	0	n/a	n/a	549
Year-to-date 2015	221	0	46	0	0	0	n/a	n/a	267
% Change	38.9	n/a	**	n/a	n/a	n/a	n/a	n/a	105.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2016	490	4	560	3	95	2,756	0	449	4,357
March 2015	369	74	228	0	38	2,898	0	24	3,631
% Change	32.8	-94.6	145.6	n/a	150.0	-4.9	n/a	**	20.0
Year-to-date 2016	1,778	30	999	12	109	5,601	2	1,143	9,674
Year-to-date 2015	1,187	154	512	0	162	5,798	5	700	8,518
% Change	49.8	-80.5	95.1	n/a	-32.7	-3.4	-60.0	63.3	13.6
UNDER CONSTRUCTION									
March 2016	9,089	868	4,136	33	1,274	44,625	74	6,406	66,505
March 2015	6,281	978	2,431	9	1,109	42,427	17	3,723	56,975
% Change	44.7	-11.2	70.1	**	14.9	5.2	**	72.1	16.7
COMPLETIONS									
March 2016	826	86	394	1	169	1,609	0	368	3,453
March 2015	605	90	331	0	20	3,240	0	10	4,296
% Change	36.5	-4.4	19.0	n/a	**	-50.3	n/a	**	-19.6
Year-to-date 2016	2,548	290	1,205	1	420	4,747	0	840	10,051
Year-to-date 2015	2,345	416	1,007	2	143	17,166	2	801	21,882
% Change	8.7	-30.3	19.7	-50.0	193.7	-72.3	-100.0	4.9	-54.1
COMPLETED & NOT ABSORBED									
March 2016	273	28	46	0	21	1,372	n/a	n/a	1,740
March 2015	247	20	84	2	46	1,853	n/a	n/a	2,252
% Change	10.5	40.0	-45.2	-100.0	-54.3	-26.0	n/a	n/a	-22.7
ABSORBED									
March 2016	841	80	394	1	173	1,755	n/a	n/a	3,244
March 2015	612	95	330	0	22	3,127	n/a	n/a	4,186
% Change	37.4	-15.8	19.4	n/a	**	-43.9	n/a	n/a	-22.5
Year-to-date 2016	2,578	281	1,205	1	424	5,323	n/a	n/a	9,812
Year-to-date 2015	2,339	421	982	0	125	16,212	n/a	n/a	20,079
% Change	10.2	-33.3	22.7	n/a	**	-67.2	n/a	n/a	-51.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
March 2016	48	0	3	0	29	2,101	0	0	2,181
March 2015	35	0	70	0	0	2,461	0	0	2,566
York Region									
March 2016	139	0	252	2	60	471	0	306	1,230
March 2015	91	2	74	0	11	437	0	24	639
Peel Region									
March 2016	141	4	162	0	0	0	0	0	307
March 2015	160	62	30	0	0	0	0	0	252
Halton Region									
March 2016	58	0	97	0	0	184	0	0	339
March 2015	41	0	54	0	0	0	0	0	95
Durham Region									
March 2016	104	0	46	1	6	0	0	143	300
March 2015	42	10	0	0	27	0	0	0	79
Toronto CMA									
March 2016	548	30	582	3	95	2,602	0	307	4,167
March 2015	370	74	228	0	11	2,898	0	24	3,605
Oshawa CMA									
March 2016	63	0	40	0	0	0	0	143	246
March 2015	15	0	0	0	27	0	0	0	42
Greater Toronto Area									
March 2016	490	4	560	3	95	2,756	0	449	4,357
March 2015	369	74	228	0	38	2,898	0	24	3,631

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket March 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
March 2016	1,600	124	549	2	300	31,362	38	4,386	38,361
March 2015	1,354	196	512	7	149	34,410	4	2,431	39,063
York Region									
March 2016	2,559	108	1,215	2	218	6,934	0	352	11,388
March 2015	1,608	130	802	2	228	5,114	0	260	8,144
Peel Region									
March 2016	2,725	588	1,173	24	521	2,905	36	621	8,593
March 2015	1,571	560	721	0	286	1,474	9	262	4,883
Halton Region									
March 2016	1,058	22	813	4	118	2,993	0	155	5,163
March 2015	824	56	205	0	219	1,429	0	270	3,003
Durham Region									
March 2016	1,147	26	386	1	117	431	0	892	3,000
March 2015	924	36	191	0	227	0	4	500	1,882
Toronto CMA									
March 2016	8,929	998	4,232	45	1,202	43,860	74	5,362	64,702
March 2015	6,017	1,006	2,387	13	941	42,351	13	2,953	55,681
Oshawa CMA									
March 2016	837	14	242	0	72	262	0	892	2,319
March 2015	500	2	111	0	142	0	4	500	1,259
Greater Toronto Area									
March 2016	9,089	868	4,136	33	1,274	44,625	74	6,406	66,505
March 2015	6,281	978	2,431	9	1,109	42,427	17	3,723	56,975

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
March 2016	70	6	27	1	20	1,468	0	22	1,614
March 2015	66	4	5	0	0	3,169	0	9	3,253
York Region									
March 2016	198	12	146	0	61	35	0	0	452
March 2015	212	52	107	0	0	0	0	1	372
Peel Region									
March 2016	321	66	32	0	0	50	0	224	693
March 2015	153	22	106	0	0	0	0	0	281
Halton Region									
March 2016	149	0	83	0	0	56	0	0	288
March 2015	102	0	71	0	14	71	0	0	258
Durham Region									
March 2016	88	2	106	0	88	0	0	122	406
March 2015	72	12	42	0	6	0	0	0	132
Toronto CMA									
March 2016	820	90	288	5	95	1,609	0	247	3,154
March 2015	632	94	315	0	6	3,240	0	10	4,297
Oshawa CMA									
March 2016	61	2	106	0	76	0	0	122	367
March 2015	46	0	17	0	0	0	0	0	63
Greater Toronto Area									
March 2016	826	86	394	1	169	1,609	0	368	3,453
March 2015	605	90	331	0	20	3,240	0	10	4,296

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
March 2016	176	15	20	0	19	1,225	n/a	n/a	1,455
March 2015	144	14	41	2	29	1,658	n/a	n/a	1,888
York Region									
March 2016	40	10	0	0	0	127	n/a	n/a	177
March 2015	44	6	19	0	17	195	n/a	n/a	281
Peel Region									
March 2016	1	0	22	0	0	0	n/a	n/a	23
March 2015	2	0	17	0	0	0	n/a	n/a	19
Halton Region									
March 2016	28	1	0	0	0	20	n/a	n/a	49
March 2015	26	0	3	0	0	0	n/a	n/a	29
Durham Region									
March 2016	28	2	4	0	2	0	n/a	n/a	36
March 2015	31	0	4	0	0	0	n/a	n/a	35
Toronto CMA									
March 2016	260	25	62	1	21	1,373	n/a	n/a	1,742
March 2015	212	20	97	2	46	1,871	n/a	n/a	2,248
Oshawa CMA									
March 2016	26	2	0	0	0	0	n/a	n/a	28
March 2015	27	0	0	0	0	0	n/a	n/a	27
Greater Toronto Area									
March 2016	273	28	46	0	21	1,372	n/a	n/a	1,740
March 2015	247	20	84	2	46	1,853	n/a	n/a	2,252

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
March 2016	78	0	27	1	20	1,559	n/a	n/a	1,685
March 2015	77	9	4	0	0	3,051	n/a	n/a	3,141
York Region									
March 2016	199	12	146	0	67	90	n/a	n/a	514
March 2015	212	52	107	0	2	5	n/a	n/a	378
Peel Region									
March 2016	331	66	32	0	0	50	n/a	n/a	479
March 2015	153	22	106	0	0	0	n/a	n/a	281
Halton Region									
March 2016	147	0	83	0	0	56	n/a	n/a	286
March 2015	98	0	71	0	14	71	n/a	n/a	254
Durham Region									
March 2016	86	2	106	0	86	0	n/a	n/a	280
March 2015	72	12	42	0	6	0	n/a	n/a	132
Toronto CMA									
March 2016	836	84	288	5	99	1,755	n/a	n/a	3,067
March 2015	642	99	314	0	8	3,127	n/a	n/a	4,190
Oshawa CMA									
March 2016	61	2	106	0	76	0	n/a	n/a	245
March 2015	46	0	17	0	0	0	n/a	n/a	63
Greater Toronto Area									
March 2016	841	80	394	1	173	1,755	n/a	n/a	3,244
March 2015	612	95	330	0	22	3,127	n/a	n/a	4,186

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Toronto City	48	35	0	0	32	10	2,101	2,521	2,181	2,566	-15.0
Toronto	18	1	0	0	13	3	1,024	1,714	1,055	1,718	-38.6
East York	6	3	0	0	0	0	0	0	6	3	100.0
Etobicoke	6	11	0	0	0	0	281	448	287	459	-37.5
North York	13	16	0	0	0	7	458	60	471	83	**
Scarborough	3	4	0	0	19	0	298	299	320	303	5.6
York	2	0	0	0	0	0	40	0	42	0	n/a
York Region	141	91	0	2	105	85	984	461	1,230	639	92.5
Aurora	25	26	0	0	18	0	0	0	43	26	65.4
East Gwillimbury	0	11	0	0	0	0	0	0	0	11	-100.0
Georgina Township	7	9	0	0	0	0	0	0	7	9	-22.2
King Township	15	12	0	0	0	17	0	0	15	29	-48.3
Markham	1	6	0	2	21	6	984	0	1,006	14	**
Newmarket	70	0	0	0	0	0	0	0	70	0	n/a
Richmond Hill	7	5	0	0	6	37	0	0	13	42	-69.0
Vaughan	16	19	0	0	60	25	0	461	76	505	-85.0
Whitchurch-Stouffville	0	3	0	0	0	0	0	0	0	3	-100.0
Peel Region	141	160	4	62	112	30	50	0	307	252	21.8
Brampton	113	139	0	56	112	30	50	0	275	225	22.2
Caledon	25	12	4	6	0	0	0	0	29	18	61.1
Mississauga	3	9	0	0	0	0	0	0	3	9	-66.7
Halton Region	58	41	0	0	97	54	184	0	339	95	**
Burlington	1	2	0	0	0	0	154	0	155	2	**
Halton Hills	1	5	0	0	13	11	0	0	14	16	-12.5
Milton	3	7	0	0	5	43	0	0	8	50	-84.0
Oakville	53	27	0	0	79	0	30	0	162	27	**
Durham Region	105	42	0	10	52	27	143	0	300	79	**
Ajax	38	0	0	0	12	0	0	0	50	0	n/a
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	9	3	0	0	12	0	143	0	164	3	**
Oshawa	44	8	0	0	28	0	0	0	72	8	**
Pickering	2	18	0	10	0	0	0	0	2	28	-92.9
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	2	9	0	0	0	0	0	0	2	9	-77.8
Whitby	10	4	0	0	0	27	0	0	10	31	-67.7
Remainder of Toronto CMA	122	18	26	0	62	0	1	0	211	18	**
Bradford West Gwillimbury	58	8	24	0	31	0	0	0	113	8	**
Town of Mono	0	0	0	0	0	0	1	0	1	0	n/a
New Tecumseth	64	8	2	0	31	0	0	0	97	8	**
Orangeville	0	2	0	0	0	0	0	0	0	2	-100.0
Toronto CMA	551	370	30	74	420	179	3,166	2,982	4,167	3,605	15.6
Oshawa CMA	63	15	0	0	40	27	143	0	246	42	**
Greater Toronto Area (GTA)	493	369	4	74	398	206	3,462	2,982	4,357	3,631	20.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	162	119	2	0	65	58	4,927	5,317	5,156	5,494	-6.2
Toronto	34	13	0	0	25	36	2,550	4,120	2,609	4,169	-37.4
East York	10	9	2	0	0	0	0	0	12	9	33.3
Etobicoke	25	32	0	0	0	0	1,531	448	1,556	480	**
North York	65	51	0	0	0	7	458	357	523	415	26.0
Scarborough	20	11	0	0	40	15	348	299	408	325	25.5
York	8	3	0	0	0	0	40	93	48	96	-50.0
York Region	487	319	8	2	138	215	1,144	811	1,777	1,347	31.9
Aurora	105	68	0	0	18	27	0	0	123	95	29.5
East Gwillimbury	18	47	0	0	0	0	0	0	18	47	-61.7
Georgina Township	113	19	0	0	12	12	0	0	125	31	**
King Township	27	49	0	0	0	21	0	0	27	70	-61.4
Markham	22	16	0	2	21	6	984	0	1,027	24	**
Newmarket	131	0	0	0	6	23	6	0	143	23	**
Richmond Hill	21	17	8	0	12	66	0	0	41	83	-50.6
Vaughan	48	89	0	0	60	60	0	811	108	960	-88.8
Whitchurch-Stouffville	2	14	0	0	9	0	154	0	165	14	**
Peel Region	593	408	28	138	307	131	244	138	1,172	815	43.8
Brampton	506	319	20	118	277	103	50	138	853	678	25.8
Caledon	61	60	6	6	16	28	0	0	83	94	-11.7
Mississauga	26	29	2	14	14	0	194	0	236	43	**
Halton Region	337	215	0	2	226	90	319	15	882	322	173.9
Burlington	7	18	0	0	0	0	154	0	161	18	**
Halton Hills	7	87	0	0	13	11	0	0	20	98	-79.6
Milton	61	63	0	2	29	68	135	0	225	133	69.2
Oakville	262	47	0	0	184	11	30	15	476	73	**
Durham Region	211	126	2	12	107	82	367	320	687	540	27.2
Ajax	39	9	0	0	12	23	0	0	51	32	59.4
Brock	2	1	0	0	0	0	0	0	2	1	100.0
Clarington	31	29	0	0	12	21	273	0	316	50	**
Oshawa	91	26	2	0	83	0	94	310	270	336	-19.6
Pickering	16	36	0	12	0	0	0	0	16	48	-66.7
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	3	11	0	0	0	0	0	0	3	11	-72.7
Whitby	29	13	0	0	0	38	0	10	29	61	-52.5
Remainder of Toronto CMA	295	69	92	30	128	38	1	48	516	185	178.9
Bradford West Gwillimbury	101	19	56	2	47	6	0	0	204	27	**
Town of Mono	0	0	0	0	0	0	1	0	1	0	n/a
New Tecumseth	185	33	36	28	81	27	0	48	302	136	122.1
Orangeville	9	17	0	0	0	5	0	0	9	22	-59.1
Toronto CMA	1,925	1,168	130	184	876	555	6,481	6,329	9,412	8,236	14.3
Oshawa CMA	151	68	2	0	95	59	367	320	615	447	37.6
Greater Toronto Area (GTA)	1,790	1,187	40	154	843	576	7,001	6,601	9,674	8,518	13.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Toronto City	32	10	0	0	2,101	2,521	0	0
Toronto	13	3	0	0	1,024	1,714	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	281	448	0	0
North York	0	7	0	0	458	60	0	0
Scarborough	19	0	0	0	298	299	0	0
York	0	0	0	0	40	0	0	0
York Region	105	85	0	0	678	437	306	24
Aurora	18	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	17	0	0	0	0	0	0
Markham	21	6	0	0	678	0	306	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	6	37	0	0	0	0	0	0
Vaughan	60	25	0	0	0	437	0	24
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	112	30	0	0	50	0	0	0
Brampton	112	30	0	0	50	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	97	54	0	0	184	0	0	0
Burlington	0	0	0	0	154	0	0	0
Halton Hills	13	11	0	0	0	0	0	0
Milton	5	43	0	0	0	0	0	0
Oakville	79	0	0	0	30	0	0	0
Durham Region	52	27	0	0	0	0	143	0
Ajax	12	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	12	0	0	0	0	0	143	0
Oshawa	28	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	27	0	0	0	0	0	0
Remainder of Toronto CMA	62	0	0	0	0	0	1	0
Bradford West Gwillimbury	31	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	31	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	420	179	0	0	2,859	2,958	307	24
Oshawa CMA	40	27	0	0	0	0	143	0
Greater Toronto Area (GTA)	398	206	0	0	3,013	2,958	449	24

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	65	58	0	0	4,333	4,975	594	342
Toronto	25	36	0	0	1,956	3,778	594	342
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	1,531	448	0	0
North York	0	7	0	0	458	357	0	0
Scarborough	40	15	0	0	348	299	0	0
York	0	0	0	0	40	93	0	0
York Region	138	215	0	0	832	787	312	24
Aurora	18	27	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	12	12	0	0	0	0	0	0
King Township	0	21	0	0	0	0	0	0
Markham	21	6	0	0	678	0	306	0
Newmarket	6	23	0	0	0	0	6	0
Richmond Hill	12	66	0	0	0	0	0	0
Vaughan	60	60	0	0	0	787	0	24
Whitchurch-Stouffville	9	0	0	0	154	0	0	0
Peel Region	307	126	0	5	244	124	0	14
Brampton	277	98	0	5	50	124	0	14
Caledon	16	28	0	0	0	0	0	0
Mississauga	14	0	0	0	194	0	0	0
Halton Region	226	90	0	0	319	15	0	0
Burlington	0	0	0	0	154	0	0	0
Halton Hills	13	11	0	0	0	0	0	0
Milton	29	68	0	0	135	0	0	0
Oakville	184	11	0	0	30	15	0	0
Durham Region	107	82	0	0	130	0	237	320
Ajax	12	23	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	12	21	0	0	130	0	143	0
Oshawa	83	0	0	0	0	0	94	310
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	38	0	0	0	0	0	10
Remainder of Toronto CMA	128	38	0	0	0	48	1	0
Bradford West Gwillimbury	47	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	81	27	0	0	0	48	0	0
Orangeville	0	5	0	0	0	0	0	0
Toronto CMA	876	550	0	5	5,574	5,949	907	380
Oshawa CMA	95	59	0	0	130	0	237	320
Greater Toronto Area (GTA)	843	571	0	5	5,858	5,901	1,143	700

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Toronto City	51	105	2,130	2,461	0	0	2,181	2,566
Toronto	21	4	1,034	1,714	0	0	1,055	1,718
East York	6	3	0	0	0	0	6	3
Etobicoke	6	11	281	448	0	0	287	459
North York	13	83	458	0	0	0	471	83
Scarborough	3	4	317	299	0	0	320	303
York	2	0	40	0	0	0	42	0
York Region	391	167	533	448	306	24	1,230	639
Aurora	41	26	2	0	0	0	43	26
East Gwillimbury	0	11	0	0	0	0	0	11
Georgina Township	7	9	0	0	0	0	7	9
King Township	15	18	0	11	0	0	15	29
Markham	229	14	471	0	306	0	1,006	14
Newmarket	70	0	0	0	0	0	70	0
Richmond Hill	13	42	0	0	0	0	13	42
Vaughan	16	44	60	437	0	24	76	505
Whitchurch-Stouffville	0	3	0	0	0	0	0	3
Peel Region	307	252	0	0	0	0	307	252
Brampton	275	225	0	0	0	0	275	225
Caledon	29	18	0	0	0	0	29	18
Mississauga	3	9	0	0	0	0	3	9
Halton Region	155	95	184	0	0	0	339	95
Burlington	1	2	154	0	0	0	155	2
Halton Hills	14	16	0	0	0	0	14	16
Milton	8	50	0	0	0	0	8	50
Oakville	132	27	30	0	0	0	162	27
Durham Region	150	52	7	27	143	0	300	79
Ajax	44	0	6	0	0	0	50	0
Brock	0	0	0	0	0	0	0	0
Clarington	21	3	0	0	143	0	164	3
Oshawa	72	8	0	0	0	0	72	8
Pickering	2	28	0	0	0	0	2	28
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	9	1	0	0	0	2	9
Whitby	10	4	0	27	0	0	10	31
Remainder of Toronto CMA	210	18	0	0	1	0	211	18
Bradford West Gwillimbury	113	8	0	0	0	0	113	8
Town of Mono	0	0	0	0	1	0	1	0
New Tecumseth	97	8	0	0	0	0	97	8
Orangeville	0	2	0	0	0	0	0	2
Toronto CMA	1,160	672	2,700	2,909	307	24	4,167	3,605
Oshawa CMA	103	15	0	27	143	0	246	42
Greater Toronto Area (GTA)	1,054	671	2,854	2,936	449	24	4,357	3,631

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	200	217	4,362	4,935	594	342	5,156	5,494
Toronto	49	29	1,966	3,798	594	342	2,609	4,169
East York	12	9	0	0	0	0	12	9
Etobicoke	25	32	1,531	448	0	0	1,556	480
North York	65	118	458	297	0	0	523	415
Scarborough	41	26	367	299	0	0	408	325
York	8	3	40	93	0	0	48	96
York Region	764	463	701	860	312	24	1,777	1,347
Aurora	121	95	2	0	0	0	123	95
East Gwillimbury	18	47	0	0	0	0	18	47
Georgina Township	125	31	0	0	0	0	125	31
King Township	27	55	0	15	0	0	27	70
Markham	250	24	471	0	306	0	1,027	24
Newmarket	137	0	0	23	6	0	143	23
Richmond Hill	27	83	14	0	0	0	41	83
Vaughan	48	114	60	822	0	24	108	960
Whitchurch-Stouffville	11	14	154	0	0	0	165	14
Peel Region	969	715	203	81	0	19	1,172	815
Brampton	844	578	9	81	0	19	853	678
Caledon	83	94	0	0	0	0	83	94
Mississauga	42	43	194	0	0	0	236	43
Halton Region	563	307	319	15	0	0	882	322
Burlington	7	18	154	0	0	0	161	18
Halton Hills	20	98	0	0	0	0	20	98
Milton	90	133	135	0	0	0	225	133
Oakville	446	58	30	15	0	0	476	73
Durham Region	311	151	137	69	239	320	687	540
Ajax	45	9	6	23	0	0	51	32
Brock	2	1	0	0	0	0	2	1
Clarington	43	42	130	8	143	0	316	50
Oshawa	174	26	0	0	96	310	270	336
Pickering	16	48	0	0	0	0	16	48
Scugog	0	1	0	0	0	0	0	1
Uxbridge	2	11	1	0	0	0	3	11
Whitby	29	13	0	38	0	10	29	61
Remainder of Toronto CMA	513	128	2	57	1	0	516	185
Bradford West Gwillimbury	204	27	0	0	0	0	204	27
Town of Mono	0	0	0	0	1	0	1	0
New Tecumseth	300	84	2	52	0	0	302	136
Orangeville	9	17	0	5	0	0	9	22
Toronto CMA	3,065	1,880	5,440	5,971	907	385	9,412	8,236
Oshawa CMA	246	81	130	46	239	320	615	447
Greater Toronto Area (GTA)	2,807	1,853	5,722	5,960	1,145	705	9,674	8,518

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Toronto City	71	66	6	4	47	5	1,490	3,178	1,614	3,253	-50.4
Toronto	20	22	4	4	0	0	1,031	1,033	1,055	1,059	-0.4
East York	14	5	0	0	0	5	0	0	14	10	40.0
Etobicoke	14	11	2	0	0	0	41	783	57	794	-92.8
North York	21	18	0	0	20	0	20	1,057	61	1,075	-94.3
Scarborough	0	10	0	0	27	0	398	296	425	306	38.9
York	2	0	0	0	0	0	0	9	2	9	-77.8
York Region	198	212	18	52	201	107	35	1	452	372	21.5
Aurora	57	7	0	0	34	0	35	0	126	7	**
East Gwillimbury	5	3	0	0	0	0	0	0	5	3	66.7
Georgina Township	11	18	0	0	6	0	0	0	17	18	-5.6
King Township	4	30	0	0	0	8	0	0	4	38	-89.5
Markham	31	56	8	32	17	60	0	1	56	149	-62.4
Newmarket	11	1	4	0	13	0	0	0	28	1	**
Richmond Hill	44	13	0	2	78	23	0	0	122	38	**
Vaughan	33	70	6	18	34	16	0	0	73	104	-29.8
Whitchurch-Stouffville	2	14	0	0	19	0	0	0	21	14	50.0
Peel Region	321	153	66	22	32	106	274	0	693	281	146.6
Brampton	246	120	44	22	32	40	274	0	596	182	**
Caledon	49	25	22	0	0	66	0	0	71	91	-22.0
Mississauga	26	8	0	0	0	0	0	0	26	8	**
Halton Region	149	102	0	0	83	85	56	71	288	258	11.6
Burlington	5	4	0	0	0	20	0	0	5	24	-79.2
Halton Hills	53	4	0	0	0	0	0	0	53	4	**
Milton	63	53	0	0	16	48	0	0	79	101	-21.8
Oakville	28	41	0	0	67	17	56	71	151	129	17.1
Durham Region	88	72	2	12	194	48	122	0	406	132	**
Ajax	16	15	0	0	12	6	0	0	28	21	33.3
Brock	1	1	0	0	0	0	0	0	1	1	0.0
Clarington	14	18	0	0	61	3	0	0	75	21	**
Oshawa	40	7	2	0	40	14	122	0	204	21	**
Pickering	9	9	0	12	0	25	0	0	9	46	-80.4
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	7	21	0	0	81	0	0	0	88	21	**
Remainder of Toronto CMA	65	78	8	4	0	7	1	0	74	89	-16.9
Bradford West Gwillimbury	21	37	0	0	0	7	0	0	21	44	-52.3
Town of Mono	4	9	0	0	0	0	1	0	5	9	-44.4
New Tecumseth	38	29	8	4	0	0	0	0	46	33	39.4
Orangeville	2	3	0	0	0	0	0	0	2	3	-33.3
Toronto CMA	825	632	98	94	375	321	1,856	3,250	3,154	4,297	-26.6
Oshawa CMA	61	46	2	0	182	17	122	0	367	63	**
Greater Toronto Area (GTA)	827	605	92	90	557	351	1,977	3,250	3,453	4,296	-19.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	191	219	62	42	59	20	4,170	15,801	4,482	16,082	-72.1
Toronto	33	51	4	24	3	4	2,121	8,592	2,161	8,671	-75.1
East York	18	10	0	2	0	5	0	0	18	17	5.9
Etobicoke	49	40	2	0	0	0	543	2,258	594	2,298	-74.2
North York	73	100	54	2	29	0	1,108	4,162	1,264	4,264	-70.4
Scarborough	6	15	0	12	27	11	398	530	431	568	-24.1
York	12	3	2	2	0	0	0	259	14	264	-94.7
York Region	727	810	36	152	536	445	687	1,512	1,986	2,919	-32.0
Aurora	175	73	4	0	54	0	35	0	268	73	**
East Gwillimbury	61	8	0	0	0	0	0	0	61	8	**
Georgina Township	57	61	0	0	6	12	0	0	63	73	-13.7
King Township	37	67	0	0	3	8	0	0	40	75	-46.7
Markham	89	237	16	116	54	203	0	740	159	1,296	-87.7
Newmarket	67	10	6	0	13	31	0	0	86	41	109.8
Richmond Hill	69	65	0	6	103	141	652	255	824	467	76.4
Vaughan	158	210	10	30	136	50	0	517	304	807	-62.3
Whitchurch-Stouffville	14	79	0	0	167	0	0	0	181	79	129.1
Peel Region	856	642	182	202	623	228	412	468	2,073	1,540	34.6
Brampton	689	528	140	192	552	73	412	103	1,793	896	100.1
Caledon	122	61	36	0	62	99	0	0	220	160	37.5
Mississauga	45	53	6	10	9	56	0	365	60	484	-87.6
Halton Region	330	281	2	4	145	309	194	114	671	708	-5.2
Burlington	12	19	0	0	6	42	8	0	26	61	-57.4
Halton Hills	136	8	0	0	8	0	0	0	144	8	**
Milton	128	111	2	4	19	91	0	0	149	206	-27.7
Oakville	54	143	0	0	112	176	186	114	352	433	-18.7
Durham Region	445	395	14	18	256	148	124	72	839	633	32.5
Ajax	53	136	0	0	18	77	0	0	71	213	-66.7
Brock	4	3	0	0	0	0	0	0	4	3	33.3
Clarington	94	94	0	0	73	20	0	0	167	114	46.5
Oshawa	176	78	6	0	66	26	124	72	372	176	111.4
Pickering	53	23	6	18	0	25	0	0	59	66	-10.6
Scugog	9	7	0	0	0	0	0	0	9	7	28.6
Uxbridge	21	6	2	0	0	0	0	0	23	6	**
Whitby	35	48	0	0	99	0	0	0	134	48	179.2
Remainder of Toronto CMA	257	225	8	8	0	14	1	0	266	247	7.7
Bradford West Gwillimbury	90	78	0	0	0	7	0	0	90	85	5.9
Town of Mono	55	60	0	0	0	0	1	0	56	60	-6.7
New Tecumseth	100	74	8	8	0	0	0	0	108	82	31.7
Orangeville	12	13	0	0	0	7	0	0	12	20	-40.0
Toronto CMA	2,476	2,323	298	426	1,375	1,076	5,456	17,895	9,605	21,720	-55.8
Oshawa CMA	305	220	6	0	238	46	124	72	673	338	99.1
Greater Toronto Area (GTA)	2,549	2,347	296	418	1,619	1,150	5,587	17,967	10,051	21,882	-54.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Toronto City	47	5	0	0	1,468	3,169	22	9
Toronto	0	0	0	0	1,029	1,033	2	0
East York	0	5	0	0	0	0	0	0
Etobicoke	0	0	0	0	41	783	0	0
North York	20	0	0	0	0	1,057	20	0
Scarborough	27	0	0	0	398	296	0	0
York	0	0	0	0	0	0	0	9
York Region	201	107	0	0	35	0	0	1
Aurora	34	0	0	0	35	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	0
King Township	0	8	0	0	0	0	0	0
Markham	17	60	0	0	0	0	0	1
Newmarket	13	0	0	0	0	0	0	0
Richmond Hill	78	23	0	0	0	0	0	0
Vaughan	34	16	0	0	0	0	0	0
Whitchurch-Stouffville	19	0	0	0	0	0	0	0
Peel Region	32	106	0	0	50	0	224	0
Brampton	32	40	0	0	50	0	224	0
Caledon	0	66	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	83	85	0	0	56	71	0	0
Burlington	0	20	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	16	48	0	0	0	0	0	0
Oakville	67	17	0	0	56	71	0	0
Durham Region	194	48	0	0	0	0	122	0
Ajax	12	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	61	3	0	0	0	0	0	0
Oshawa	40	14	0	0	0	0	122	0
Pickering	0	25	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	81	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	7	0	0	0	0	1	0
Bradford West Gwillimbury	0	7	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	375	321	0	0	1,609	3,240	247	10
Oshawa CMA	182	17	0	0	0	0	122	0
Greater Toronto Area (GTA)	557	351	0	0	1,609	3,240	368	10

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	59	20	0	0	3,937	15,073	233	728
Toronto	3	4	0	0	1,908	8,307	213	285
East York	0	5	0	0	0	0	0	0
Etobicoke	0	0	0	0	543	2,258	0	0
North York	29	0	0	0	1,088	4,162	20	0
Scarborough	27	11	0	0	398	346	0	184
York	0	0	0	0	0	0	0	259
York Region	536	445	0	0	485	1,511	202	1
Aurora	54	0	0	0	35	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	12	0	0	0	0	0	0
King Township	3	8	0	0	0	0	0	0
Markham	54	203	0	0	0	739	0	1
Newmarket	13	31	0	0	0	0	0	0
Richmond Hill	103	141	0	0	450	255	202	0
Vaughan	136	50	0	0	0	517	0	0
Whitchurch-Stouffville	167	0	0	0	0	0	0	0
Peel Region	623	228	0	0	131	468	281	0
Brampton	552	73	0	0	131	103	281	0
Caledon	62	99	0	0	0	0	0	0
Mississauga	9	56	0	0	0	365	0	0
Halton Region	145	309	0	0	194	114	0	0
Burlington	6	42	0	0	8	0	0	0
Halton Hills	8	0	0	0	0	0	0	0
Milton	19	91	0	0	0	0	0	0
Oakville	112	176	0	0	186	114	0	0
Durham Region	256	148	0	0	0	0	124	72
Ajax	18	77	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	73	20	0	0	0	0	0	0
Oshawa	66	26	0	0	0	0	124	72
Pickering	0	25	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	99	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	14	0	0	0	0	1	0
Bradford West Gwillimbury	0	7	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	1,375	1,076	0	0	4,739	17,166	717	729
Oshawa CMA	238	46	0	0	0	0	124	72
Greater Toronto Area (GTA)	1,619	1,150	0	0	4,747	17,166	840	801

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Toronto City	103	75	1,489	3,169	22	9	1,614	3,253
Toronto	24	26	1,029	1,033	2	0	1,055	1,059
East York	14	10	0	0	0	0	14	10
Etobicoke	16	11	41	783	0	0	57	794
North York	20	18	21	1,057	20	0	61	1,075
Scarborough	27	10	398	296	0	0	425	306
York	2	0	0	0	0	9	2	9
York Region	356	371	96	0	0	1	452	372
Aurora	91	7	35	0	0	0	126	7
East Gwillimbury	5	3	0	0	0	0	5	3
Georgina Township	17	18	0	0	0	0	17	18
King Township	4	38	0	0	0	0	4	38
Markham	56	148	0	0	0	1	56	149
Newmarket	15	1	13	0	0	0	28	1
Richmond Hill	122	38	0	0	0	0	122	38
Vaughan	33	104	40	0	0	0	73	104
Whitchurch-Stouffville	13	14	8	0	0	0	21	14
Peel Region	419	281	50	0	224	0	693	281
Brampton	322	182	50	0	224	0	596	182
Caledon	71	91	0	0	0	0	71	91
Mississauga	26	8	0	0	0	0	26	8
Halton Region	232	173	56	85	0	0	288	258
Burlington	5	10	0	14	0	0	5	24
Halton Hills	53	4	0	0	0	0	53	4
Milton	79	101	0	0	0	0	79	101
Oakville	95	58	56	71	0	0	151	129
Durham Region	196	126	88	6	122	0	406	132
Ajax	16	15	12	6	0	0	28	21
Brock	1	1	0	0	0	0	1	1
Clarington	59	21	16	0	0	0	75	21
Oshawa	82	21	0	0	122	0	204	21
Pickering	9	46	0	0	0	0	9	46
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	1	0	0	0	0	1	1
Whitby	28	21	60	0	0	0	88	21
Remainder of Toronto CMA	67	89	6	0	1	0	74	89
Bradford West Gwillimbury	21	44	0	0	0	0	21	44
Town of Mono	4	9	0	0	1	0	5	9
New Tecumseth	40	33	6	0	0	0	46	33
Orangeville	2	3	0	0	0	0	2	3
Toronto CMA	1,198	1,041	1,709	3,246	247	10	3,154	4,297
Oshawa CMA	169	63	76	0	122	0	367	63
Greater Toronto Area (GTA)	1,306	1,026	1,779	3,260	368	10	3,453	4,296

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	279	266	3,970	15,086	233	730	4,482	16,082
Toronto	37	79	1,911	8,307	213	285	2,161	8,671
East York	18	15	0	0	0	2	18	17
Etobicoke	51	40	543	2,258	0	0	594	2,298
North York	126	100	1,118	4,164	20	0	1,264	4,264
Scarborough	33	27	398	357	0	184	431	568
York	14	5	0	0	0	259	14	264
York Region	1,076	1,388	708	1,530	202	1	1,986	2,919
Aurora	233	73	35	0	0	0	268	73
East Gwillimbury	61	8	0	0	0	0	61	8
Georgina Township	63	73	0	0	0	0	63	73
King Township	37	75	3	0	0	0	40	75
Markham	159	556	0	739	0	1	159	1,296
Newmarket	73	30	13	11	0	0	86	41
Richmond Hill	172	212	450	255	202	0	824	467
Vaughan	162	282	142	525	0	0	304	807
Whitchurch-Stouffville	116	79	65	0	0	0	181	79
Peel Region	1,624	1,032	168	508	281	0	2,073	1,540
Brampton	1,353	793	159	103	281	0	1,793	896
Caledon	220	160	0	0	0	0	220	160
Mississauga	51	79	9	405	0	0	60	484
Halton Region	461	568	210	140	0	0	671	708
Burlington	12	35	14	26	0	0	26	61
Halton Hills	144	8	0	0	0	0	144	8
Milton	149	206	0	0	0	0	149	206
Oakville	156	319	196	114	0	0	352	433
Durham Region	603	514	112	47	124	72	839	633
Ajax	53	166	18	47	0	0	71	213
Brock	4	3	0	0	0	0	4	3
Clarington	151	114	16	0	0	0	167	114
Oshawa	248	104	0	0	124	72	372	176
Pickering	59	66	0	0	0	0	59	66
Scugog	9	7	0	0	0	0	9	7
Uxbridge	23	6	0	0	0	0	23	6
Whitby	56	48	78	0	0	0	134	48
Remainder of Toronto CMA	256	240	9	7	1	0	266	247
Bradford West Gwillimbury	90	85	0	0	0	0	90	85
Town of Mono	55	59	0	1	1	0	56	60
New Tecumseth	99	76	9	6	0	0	108	82
Orangeville	12	20	0	0	0	0	12	20
Toronto CMA	3,819	3,697	5,069	17,292	717	731	9,605	21,720
Oshawa CMA	455	266	94	0	124	72	673	338
Greater Toronto Area (GTA)	4,043	3,768	5,168	17,311	840	803	10,051	21,882

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
March 2016	0	0.0	0	0.0	0	0.0	3	6.0	47	94.0	50	2,350,000	2,372,900
March 2015	0	0.0	7	12.5	0	0.0	4	7.1	45	80.4	56	1,990,000	1,878,750
Year-to-date 2016	1	0.6	0	0.0	7	4.2	12	7.2	146	88.0	166	2,000,000	1,991,463
Year-to-date 2015	1	0.6	7	4.2	2	1.2	14	8.3	144	85.7	168	1,985,000	1,949,125
Toronto													
March 2016	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	-
March 2015	0	0.0	0	0.0	0	0.0	4	40.0	6	60.0	10	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	9	36.0	16	64.0	25	-	-
East York													
March 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Etobicoke													
March 2016	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	-
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	40	100.0	40	-	1,685,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	41	100.0	41	-	-
North York													
March 2016	0	0.0	0	0.0	0	0.0	0	0.0	30	100.0	30	-	-
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	-	-
Year-to-date 2016	0	0.0	0	0.0	1	1.2	0	0.0	81	98.8	82	-	1,938,462
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	79	100.0	79	-	-
Scarborough													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	0.0	7	87.5	0	0.0	0	0.0	1	12.5	8	-	562,857
Year-to-date 2016	1	14.3	0	0.0	4	57.1	2	28.6	0	0.0	7	-	-
Year-to-date 2015	1	5.9	7	41.2	2	11.8	4	23.5	3	17.6	17	-	562,857
York													
March 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	7	43.8	9	56.3	16	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
March 2016	12	6.1	20	10.2	32	16.2	72	36.5	61	31.0	197	850,000	929,947
March 2015	23	10.8	32	15.1	31	14.6	55	25.9	71	33.5	212	895,000	980,077
Year-to-date 2016	48	6.6	109	14.9	146	20.0	212	29.0	215	29.5	730	845,000	940,858
Year-to-date 2015	63	7.8	142	17.5	147	18.1	253	31.2	205	25.3	810	875,000	918,523
Aurora													
March 2016	0	0.0	0	0.0	5	8.8	39	68.4	13	22.8	57	865,000	909,376
March 2015	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	-	1,443,800
Year-to-date 2016	0	0.0	0	0.0	36	20.3	126	71.2	15	8.5	177	850,000	877,178
Year-to-date 2015	0	0.0	6	8.2	16	21.9	38	52.1	13	17.8	73	875,000	958,711
East Gwillimbury													
March 2016	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	-	608,990
March 2015	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	15	24.6	38	62.3	7	11.5	0	0.0	1	1.6	61	610,000	589,646
Year-to-date 2015	6	75.0	2	25.0	0	0.0	0	0.0	0	0.0	8	-	-
Georgina Township													
March 2016	2	18.2	8	72.7	1	9.1	0	0.0	0	0.0	11	550,000	561,354
March 2015	18	100.0	0	0.0	0	0.0	0	0.0	0	0.0	18	390,000	381,823
Year-to-date 2016	23	40.4	29	50.9	2	3.5	2	3.5	1	1.8	57	525,000	556,306
Year-to-date 2015	52	85.2	1	1.6	4	6.6	1	1.6	3	4.9	61	390,000	471,512
King Township													
March 2016	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	-	1,065,245
March 2015	0	0.0	0	0.0	1	3.3	8	26.7	21	70.0	30	1,280,000	1,277,054
Year-to-date 2016	0	0.0	0	0.0	1	2.6	6	15.4	32	82.1	39	1,385,000	1,406,826
Year-to-date 2015	0	0.0	0	0.0	1	1.5	25	36.8	42	61.8	68	1,157,500	1,213,344
Markham													
March 2016	10	34.5	5	17.2	6	20.7	2	6.9	6	20.7	29	630,000	827,700
March 2015	0	0.0	7	12.7	14	25.5	30	54.5	4	7.3	55	895,000	842,374
Year-to-date 2016	10	11.4	16	18.2	23	26.1	8	9.1	31	35.2	88	762,500	964,944
Year-to-date 2015	0	0.0	39	16.5	70	29.5	105	44.3	23	9.7	237	880,000	874,566
Newmarket													
March 2016	0	0.0	2	18.2	5	45.5	3	27.3	1	9.1	11	790,000	815,095
March 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	11	16.4	29	43.3	25	37.3	2	3.0	67	790,000	776,808
Year-to-date 2015	1	10.0	0	0.0	7	70.0	2	20.0	0	0.0	10	-	783,567
Richmond Hill													
March 2016	0	0.0	0	0.0	12	27.3	26	59.1	6	13.6	44	840,000	917,946
March 2015	0	0.0	1	7.7	8	61.5	4	30.8	0	0.0	13	780,000	765,823
Year-to-date 2016	0	0.0	0	0.0	12	17.4	27	39.1	30	43.5	69	955,000	1,292,089
Year-to-date 2015	1	1.6	6	9.5	20	31.7	18	28.6	18	28.6	63	820,000	952,154
Vaughan													
March 2016	0	0.0	0	0.0	0	0.0	0	0.0	33	100.0	33	1,205,000	1,264,710
March 2015	0	0.0	20	28.2	2	2.8	7	9.9	42	59.2	71	1,060,000	1,149,462
Year-to-date 2016	0	0.0	8	5.1	34	21.7	17	10.8	98	62.4	157	1,175,000	1,076,783
Year-to-date 2015	1	0.5	31	14.8	12	5.7	63	30.0	103	49.0	210	1,000,000	1,093,360
Whitchurch-Stouffville													
March 2016	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
March 2015	2	14.3	3	21.4	6	42.9	1	7.1	2	14.3	14	685,000	761,916
Year-to-date 2016	0	0.0	7	46.7	2	13.3	1	6.7	5	33.3	15	-	911,833
Year-to-date 2015	2	2.5	57	71.3	17	21.3	1	1.3	3	3.8	80	600,000	632,071

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
March 2016	43	13.0	105	31.7	124	37.5	44	13.3	15	4.5	331	680,000	699,646
March 2015	29	19.0	69	45.1	40	26.1	6	3.9	9	5.9	153	565,000	632,652
Year-to-date 2016	86	9.9	313	36.0	290	33.4	126	14.5	54	6.2	869	660,000	707,656
Year-to-date 2015	140	21.7	266	41.3	141	21.9	42	6.5	55	8.5	644	600,000	660,879
Brampton													
March 2016	43	16.8	104	40.6	76	29.7	31	12.1	2	0.8	256	635,000	641,800
March 2015	29	24.2	57	47.5	27	22.5	6	5.0	1	0.8	120	545,000	583,710
Year-to-date 2016	84	12.0	297	42.3	207	29.5	98	14.0	16	2.3	702	640,000	662,743
Year-to-date 2015	140	26.5	232	43.9	120	22.7	28	5.3	8	1.5	528	580,000	594,977
Caledon													
March 2016	0	0.0	1	2.0	48	98.0	0	0.0	0	0.0	49	685,000	695,124
March 2015	0	0.0	12	48.0	13	52.0	0	0.0	0	0.0	25	665,000	632,420
Year-to-date 2016	2	1.6	16	13.1	83	68.0	8	6.6	13	10.7	122	685,000	760,805
Year-to-date 2015	0	0.0	34	54.0	21	33.3	4	6.3	4	6.3	63	620,000	675,513
Mississauga													
March 2016	0	0.0	0	0.0	0	0.0	13	50.0	13	50.0	26	1,050,000	1,277,727
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	1,367,500
Year-to-date 2016	0	0.0	0	0.0	0	0.0	20	44.4	25	55.6	45	1,050,000	1,264,220
Year-to-date 2015	0	0.0	0	0.0	0	0.0	10	18.9	43	81.1	53	1,250,000	1,300,017
Halton Region													
March 2016	0	0.0	38	25.9	52	35.4	36	24.5	21	14.3	147	755,000	832,703
March 2015	11	11.2	43	43.9	4	4.1	24	24.5	16	16.3	98	570,000	931,283
Year-to-date 2016	1	0.3	83	24.9	113	33.8	80	24.0	57	17.1	334	770,000	896,540
Year-to-date 2015	25	9.1	90	32.8	41	15.0	50	18.2	68	24.8	274	712,500	989,593
Burlington													
March 2016	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
March 2015	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	2	15.4	2	15.4	9	69.2	13	-	-
Year-to-date 2015	0	0.0	1	5.6	4	22.2	1	5.6	12	66.7	18	-	1,548,124
Halton Hills													
March 2016	0	0.0	4	7.5	27	50.9	22	41.5	0	0.0	53	790,000	779,417
March 2015	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	-	857,675
Year-to-date 2016	0	0.0	11	8.1	66	48.5	59	43.4	0	0.0	136	790,000	789,898
Year-to-date 2015	0	0.0	0	0.0	3	37.5	2	25.0	3	37.5	8	-	857,675
Milton													
March 2016	0	0.0	34	54.0	25	39.7	4	6.3	0	0.0	63	650,000	671,393
March 2015	11	20.8	42	79.2	0	0.0	0	0.0	0	0.0	53	515,000	526,807
Year-to-date 2016	1	0.8	72	56.3	45	35.2	7	5.5	3	2.3	128	650,000	679,823
Year-to-date 2015	23	20.7	88	79.3	0	0.0	0	0.0	0	0.0	111	520,000	529,856
Oakville													
March 2016	0	0.0	0	0.0	0	0.0	10	38.5	16	61.5	26	1,160,000	1,332,189
March 2015	0	0.0	0	0.0	1	2.6	24	61.5	14	35.9	39	980,000	1,488,505
Year-to-date 2016	0	0.0	0	0.0	0	0.0	12	21.1	45	78.9	57	1,300,000	1,637,646
Year-to-date 2015	2	1.5	1	0.7	34	24.8	47	34.3	53	38.7	137	980,000	1,300,703

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
March 2016	34	39.5	27	31.4	24	27.9	1	1.2	0	0.0	86	545,000	560,640
March 2015	35	48.6	24	33.3	6	8.3	4	5.6	3	4.2	72	500,000	557,743
Year-to-date 2016	170	39.8	167	39.1	76	17.8	12	2.8	2	0.5	427	530,000	545,428
Year-to-date 2015	220	56.6	119	30.6	34	8.7	12	3.1	4	1.0	389	480,000	504,882
Ajax													
March 2016	0	0.0	4	26.7	11	73.3	0	0.0	0	0.0	15	665,000	654,153
March 2015	10	62.5	6	37.5	0	0.0	0	0.0	0	0.0	16	490,000	473,869
Year-to-date 2016	4	7.7	27	51.9	21	40.4	0	0.0	0	0.0	52	620,000	609,586
Year-to-date 2015	72	51.1	46	32.6	20	14.2	3	2.1	0	0.0	141	490,000	518,604
Brock													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
March 2016	7	50.0	4	28.6	2	14.3	1	7.1	0	0.0	14	-	539,486
March 2015	11	61.1	5	27.8	1	5.6	1	5.6	0	0.0	18	-	470,188
Year-to-date 2016	44	48.9	41	45.6	3	3.3	2	2.2	0	0.0	90	500,000	496,072
Year-to-date 2015	69	75.0	18	19.6	3	3.3	2	2.2	0	0.0	92	382,500	427,345
Oshawa													
March 2016	23	57.5	17	42.5	0	0.0	0	0.0	0	0.0	40	492,500	497,625
March 2015	4	57.1	3	42.9	0	0.0	0	0.0	0	0.0	7	-	490,691
Year-to-date 2016	95	54.0	74	42.0	7	4.0	0	0.0	0	0.0	176	490,000	499,113
Year-to-date 2015	50	64.1	25	32.1	2	2.6	1	1.3	0	0.0	78	470,000	470,297
Pickering													
March 2016	1	11.1	2	22.2	6	66.7	0	0.0	0	0.0	9	-	664,033
March 2015	2	22.2	2	22.2	2	22.2	2	22.2	1	11.1	9	-	713,322
Year-to-date 2016	2	3.8	14	26.4	31	58.5	6	11.3	0	0.0	53	700,000	685,392
Year-to-date 2015	5	21.7	9	39.1	4	17.4	4	17.4	1	4.3	23	540,000	651,765
Scugog													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
March 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
March 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	16	76.2	4	19.0	0	0.0	1	4.8	0	0.0	21	390,000	414,689
Year-to-date 2015	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	-	-
Whitby													
March 2016	2	28.6	0	0.0	5	71.4	0	0.0	0	0.0	7	-	629,714
March 2015	8	38.1	7	33.3	3	14.3	1	4.8	2	9.5	21	565,000	652,369
Year-to-date 2016	9	25.7	7	20.0	14	40.0	3	8.6	2	5.7	35	650,000	665,217
Year-to-date 2015	20	40.8	19	38.8	5	10.2	2	4.1	3	6.1	49	530,000	597,090

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
March 2016	10	15.4	50	76.9	3	4.6	1	1.5	1	1.5	65	555,000	587,737
March 2015	57	73.1	17	21.8	3	3.8	1	1.3	0	0.0	78	440,000	472,487
Year-to-date 2016	54	22.7	140	58.8	36	15.1	7	2.9	1	0.4	238	555,000	577,404
Year-to-date 2015	144	64.0	53	23.6	27	12.0	1	0.4	0	0.0	225	455,000	493,161
Bradford West Gwillimbury													
March 2016	1	4.8	19	90.5	1	4.8	0	0.0	0	0.0	21	585,000	588,038
March 2015	28	75.7	9	24.3	0	0.0	0	0.0	0	0.0	37	465,000	477,866
Year-to-date 2016	16	19.8	61	75.3	4	4.9	0	0.0	0	0.0	81	585,000	569,212
Year-to-date 2015	61	78.2	15	19.2	2	2.6	0	0.0	0	0.0	78	457,500	478,829
Town of Mono													
March 2016	2	50.0	0	0.0	0	0.0	1	25.0	1	25.0	4	-	1,081,250
March 2015	0	0.0	6	66.7	3	33.3	0	0.0	0	0.0	9	-	661,101
Year-to-date 2016	10	18.2	21	38.2	17	30.9	6	10.9	1	1.8	55	610,000	667,520
Year-to-date 2015	2	3.3	35	58.3	23	38.3	0	0.0	0	0.0	60	650,000	651,822
New Tecumseth													
March 2016	7	18.4	30	78.9	1	2.6	0	0.0	0	0.0	38	542,500	535,622
March 2015	28	96.6	0	0.0	0	0.0	1	3.4	0	0.0	29	390,000	407,088
Year-to-date 2016	24	26.7	55	61.1	11	12.2	0	0.0	0	0.0	90	525,000	535,712
Year-to-date 2015	71	95.9	1	1.4	1	1.4	1	1.4	0	0.0	74	385,000	392,341
Orangeville													
March 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
March 2015	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	4	33.3	3	25.0	4	33.3	1	8.3	0	0.0	12	-	-
Year-to-date 2015	10	76.9	2	15.4	1	7.7	0	0.0	0	0.0	13	-	375,525
Toronto CMA													
March 2016	67	8.3	219	27.0	228	28.1	156	19.3	140	17.3	810	710,000	870,625
March 2015	132	21.3	176	28.3	80	12.9	92	14.8	141	22.7	621	655,000	883,304
Year-to-date 2016	212	8.7	690	28.2	642	26.2	442	18.0	464	18.9	2,450	710,000	871,079
Year-to-date 2015	454	20.0	614	27.0	378	16.6	366	16.1	461	20.3	2,273	675,000	853,218
Oshawa CMA													
March 2016	32	52.5	21	34.4	7	11.5	1	1.6	0	0.0	61	495,000	522,390
March 2015	23	50.0	15	32.6	4	8.7	2	4.3	2	4.3	46	497,500	556,477
Year-to-date 2016	148	49.2	122	40.5	24	8.0	5	1.7	2	0.7	301	500,000	517,518
Year-to-date 2015	139	63.5	62	28.3	10	4.6	5	2.3	3	1.4	219	470,000	480,622
Greater Toronto Area													
March 2016	89	11.0	190	23.4	232	28.6	156	19.2	144	17.8	811	725,000	868,498
March 2015	98	16.6	175	29.6	81	13.7	93	15.7	144	24.4	591	690,000	915,864
Year-to-date 2016	306	12.1	672	26.6	632	25.0	442	17.5	474	18.8	2,526	700,000	856,936
Year-to-date 2015	449	19.6	624	27.3	365	16.0	371	16.2	476	20.8	2,285	675,000	860,149

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2016						
Submarket	March 2016	March 2015	% Change	YTD 2016	YTD 2015	% Change
Toronto City	2,372,900	1,878,750	26.3	1,991,463	1,949,125	2.2
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	1,685,000	-	n/a
North York	-	-	n/a	1,938,462	-	n/a
Scarborough	-	562,857	n/a	-	562,857	n/a
York	-	-	n/a	-	-	n/a
York Region	929,947	980,077	-5.1	940,858	918,523	2.4
Aurora	909,376	1,443,800	-37.0	877,178	958,711	-8.5
East Gwillimbury	608,990	-	n/a	589,646	-	n/a
Georgina Township	561,354	381,823	47.0	556,306	471,512	18.0
King Township	1,065,245	1,277,054	-16.6	1,406,826	1,213,344	15.9
Markham	827,700	842,374	-1.7	964,944	874,566	10.3
Newmarket	815,095	-	n/a	776,808	783,567	-0.9
Richmond Hill	917,946	765,823	19.9	1,292,089	952,154	35.7
Vaughan	1,264,710	1,149,462	10.0	1,076,783	1,093,360	-1.5
Whitchurch-Stouffville	-	761,916	n/a	911,833	632,071	44.3
Peel Region	699,646	632,652	10.6	707,656	660,879	7.1
Brampton	641,800	583,710	10.0	662,743	594,977	11.4
Caledon	695,124	632,420	9.9	760,805	675,513	12.6
Mississauga	1,277,727	1,367,500	-6.6	1,264,220	1,300,017	-2.8
Halton Region	832,703	931,283	-10.6	896,540	989,593	-9.4
Burlington	-	-	n/a	-	1,548,124	n/a
Halton Hills	779,417	857,675	-9.1	789,898	857,675	-7.9
Milton	671,393	526,807	27.4	679,823	529,856	28.3
Oakville	1,332,189	1,488,505	-10.5	1,637,646	1,300,703	25.9
Durham Region	560,640	557,743	0.5	545,428	504,882	8.0
Ajax	654,153	473,869	38.0	609,586	518,604	17.5
Brock	-	-	n/a	-	-	n/a
Clarington	539,486	470,188	14.7	496,072	427,345	16.1
Oshawa	497,625	490,691	1.4	499,113	470,297	6.1
Pickering	664,033	713,322	-6.9	685,392	651,765	5.2
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	414,689	-	n/a
Whitby	629,714	652,369	-3.5	665,217	597,090	11.4
Remainder of Toronto CMA	587,737	472,487	24.4	577,404	493,161	17.1
Bradford West Gwillimbury	588,038	477,866	23.1	569,212	478,829	18.9
Town of Mono	1,081,250	661,101	63.6	667,520	651,822	2.4
New Tecumseth	535,622	407,088	31.6	535,712	392,341	36.5
Orangeville	-	-	n/a	-	375,525	n/a
Toronto CMA	870,625	883,304	-1.4	871,079	853,218	2.1
Oshawa CMA	522,390	556,477	-6.1	517,518	480,622	7.7
Greater Toronto Area (GTA)	868,498	915,864	-5.2	856,936	860,149	-0.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Greater Toronto Area
March 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	4,355	5.3	7,895	9,596	13,437	58.8	552,575	4.9	574,080
	February	6,338	10.6	8,060	10,503	12,741	63.3	596,163	7.8	591,393
	March	8,940	10.6	8,190	15,531	13,472	60.8	613,933	10.1	603,060
	April	11,303	16.5	8,426	18,117	13,401	62.9	635,932	10.0	609,392
	May	11,706	5.7	8,859	18,697	13,493	65.7	649,599	11.0	616,817
	June	11,992	17.8	8,803	17,746	13,528	65.1	639,184	12.3	623,288
	July	9,880	7.4	8,636	14,699	13,341	64.7	609,236	10.6	622,225
	August	7,998	5.2	8,555	12,628	13,677	62.6	602,607	10.3	627,462
	September	8,200	1.9	8,325	16,077	13,503	61.7	627,395	9.4	627,765
	October	8,804	2.9	8,568	13,339	13,580	63.1	630,876	7.4	627,259
	November	7,385	13.3	8,868	9,609	13,443	66.0	632,685	9.5	636,682
	December	4,945	11.2	8,662	4,783	13,710	63.2	609,110	9.4	639,873
2016	January	4,672	7.3	9,034	8,957	13,229	68.3	631,092	14.2	657,820
	February	7,621	20.2	9,273	11,275	12,991	71.4	685,278	14.9	679,067
	March	10,326	15.5	9,108	14,864	12,719	71.6	688,181	12.1	674,649
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	19,633	9.4		35,630			594,586	8.3	
	Q1 2016	22,619	15.2		35,096			675,411	13.6	
	YTD 2015	19,633	9.4		35,630			594,586	8.3	
	YTD 2016	22,619	15.2		35,096			675,411	13.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Durham Region
March 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	487	6.1	875	818	1,226	71.4	409,814	4.5	420,021
	February	699	17.9	883	1,028	1,224	72.1	420,532	13.6	422,189
	March	1,043	15.9	931	1,427	1,198	77.7	428,876	13.8	426,280
	April	1,250	14.7	941	1,692	1,247	75.5	437,473	13.2	428,602
	May	1,259	-0.7	972	1,734	1,260	77.1	445,611	15.0	435,762
	June	1,416	27.7	1,077	1,693	1,286	83.7	451,400	14.7	439,803
	July	1,120	5.4	961	1,412	1,240	77.5	448,585	14.1	441,918
	August	940	8.3	951	1,262	1,294	73.5	443,912	15.0	444,642
	September	925	-0.5	927	1,417	1,252	74.0	435,075	9.4	437,640
	October	941	1.3	944	1,211	1,267	74.5	440,623	12.8	446,180
	November	757	9.7	934	914	1,267	73.7	448,454	12.5	450,713
	December	531	19.6	971	470	1,317	73.7	444,415	15.6	461,023
2016	January	481	-1.2	888	739	1,184	75.0	440,771	7.6	451,852
	February	808	15.6	974	990	1,165	83.6	489,780	16.5	489,055
	March	1,111	6.5	993	1,386	1,173	84.7	489,151	14.1	482,966
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	2,229	14.2		3,273			422,095	11.5	
	Q1 2016	2,400	7.7		3,115			479,667	13.6	
	YTD 2015	2,229	14.2		3,273			422,095	11.5	
	YTD 2016	2,400	7.7		3,115			479,667	13.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
March 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	3,076	7.6	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,084	7.4	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,105	7.2	66.0	942
	April	561	2.89	4.64	124.5	127.7	3,122	7.2	66.2	944
	May	561	2.89	4.64	125.1	128.5	3,146	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,170	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,198	6.6	67.2	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.8	67.5	982
	September	561	2.89	4.64	127.3	129.0	3,217	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,214	7.1	67.5	989
	November	561	3.14	4.64	128.2	129.1	3,210	7.0	67.3	991
	December	561	3.14	4.64	128.4	128.7	3,219	7.0	67.3	990
2016	January	561	3.14	4.64	128.7	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	129.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64		130.3	3,212	7.3	67.2	993
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
March 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	205.6	6.9	69.3	960
	February	567	2.89	4.74	123.7	127.2	203.5	7.1	68.6	979
	March	567	2.89	4.74	124.2	127.9	200.7	7.4	67.8	1,007
	April	561	2.89	4.64	124.5	127.7	198.0	7.6	67.0	1,027
	May	561	2.89	4.64	125.1	128.5	196.7	7.7	66.5	1,025
	June	561	2.89	4.64	125.9	128.8	194.6	7.7	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.4	7.8	63.9	989
	August	561	2.89	4.64	127.1	128.7	186.4	8.0	63.0	973
	September	561	2.89	4.64	127.3	129.0	185.5	8.3	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.1	64.3	989
	November	561	3.14	4.64	128.2	129.1	195.9	7.8	65.8	1,001
	December	561	3.14	4.64	128.4	128.7	202.9	6.9	67.4	1,001
2016	January	561	3.14	4.64	128.7	129.0	207.9	6.4	68.6	996
	February	561	3.14	4.64	129.2	129.4	209.9	6.1	68.9	990
	March	561	3.14	4.64		130.3	210.9	6.1	69.1	980
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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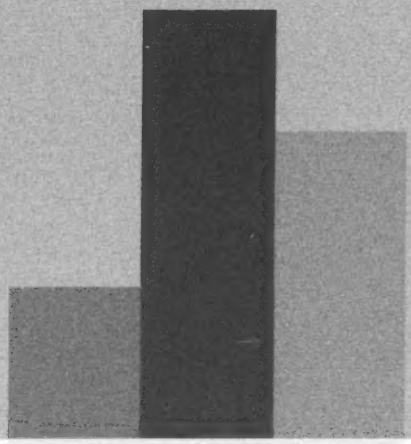

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- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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